

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-009	Kamal Surinder Desor Earl Dr. and Larry Ct. 0237020201700 R-M20, Multifamily Residential District to I-1, Industrial District	23	Denial			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Attorney</p> <ul style="list-style-type: none"> • Located in an area with other commercial lots • Rezoning would match the surrounding area • Wants to use land to repair damaged equipment • Will allow owners to operate more efficiently and provide more local jobs • Donates cars to local fire and police departments for training • Donates to local charities <p>2) Applicant</p> <ul style="list-style-type: none"> • Provides land improvements for neighboring residents • Points out 6 citizens in favor of the rezoning <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Concerned for home value, sound, and air pollution • Points out 7 citizens in opposition of the rezoning <p>2) Citizen</p> <ul style="list-style-type: none"> • Adams scrap metal was traced to property theft <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 3 – Letter</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i>. The subject property is also part of the <u>Riverdale-Tanglewood Community Plan</u>, where it is designated <i>Mixed Use</i>. Floodplain is not present on the site. No schools are located within a mile of the site. The property is not along a bus route, however Route 502 is approximately 0.30 miles away on White Horse Rd. There are no sidewalks in the area</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-M20, Multifamily Residential District and is 9.01 acres of land located on Earle Dr. and Larry Ct. and is approximately 0.38 miles from the intersection of White Horse Rd (Highway 25) and Old Easley Highway (Highway 124). The parcel has approximately 405 feet of frontage along Earle Dr. and approximately 315 feet of frontage along Larry Ct. The applicant is requesting to rezone the property to R-6, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for a scrapyard.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-M20, Multifamily Residential is located along Earle Dr., a two-lane County-maintained local road and Larry Ct., a two-lane County-maintained local road. While staff is aware of the Future Land Use designation of <i>Industrial</i> for this area in the <u>Plan Greenville County</u> Comprehensive Plan, staff is of the opinion that a successful rezoning would allow the existing</p>					

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	<p>scrapyard on the adjacent parcel to encroach closer to the single-family residential dwellings in this area. Staff has concern with the additional adverse impacts that industrial uses might have on these residential parcels.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial.</p>
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-009

APPLICANT: Kamal Surinder Desor

PROPERTY LOCATION: Earle Drive and Larry Ct. Greenville, SC 29611

PIN/TMS#(s): 0237020201700

EXISTING ZONING: R-M20, Multifamily Residential District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Scrapyard

ACREAGE: 9.01

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: This parcel was originally zoned R-M in June 1973 as part of Area 4-A. There has been one unsuccessful rezoning request for this property, CZ-1980-101, from R-M to R-MA. There have been no other rezoning requests.

EXISTING LAND USE: Holding area for adjacent scrapyard

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1 and R-M20	Junkyard
East	I-1 and C-2	Junkyard
South	R-10	Single-Family Residences and Vacant Land
West	R-M20	Single-Family Residences and Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer – *Sewer availability is unknown at this point*

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. ****Please refer to the Future Land Use Map at the end of the document.****

AREA AND COMMUNITY PLANS:

The subject property is part of the Riverdale-Tanglewood Community Plan, where it is designated *Mixed Use*.

ROADS AND TRAFFIC:

Earle Drive is a two-lane County-maintained local road. Larry Court is a two-lane County-maintained local road. The parcel has approximately 405 feet of frontage along Earle Drive, and approximately 315 feet of frontage along Larry Court. The parcel is approximately 0.38 miles southwest of the intersection of White Horse Rd (Highway 25) and Old Easley Highway (Highway 124). The property is not along a bus route, however Route 502 is approximately 0.30 miles away on White Horse Rd. There are no sidewalks in the area.

There are no traffic counts in the area of Earle Drive.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within a mile of the site.

CONCLUSION:

The subject parcel zoned R-M20, Multifamily Residential is located along Earle Dr., a two-lane County-maintained local road and Larry Ct., a two-lane County-maintained local road. While staff is aware of the Future

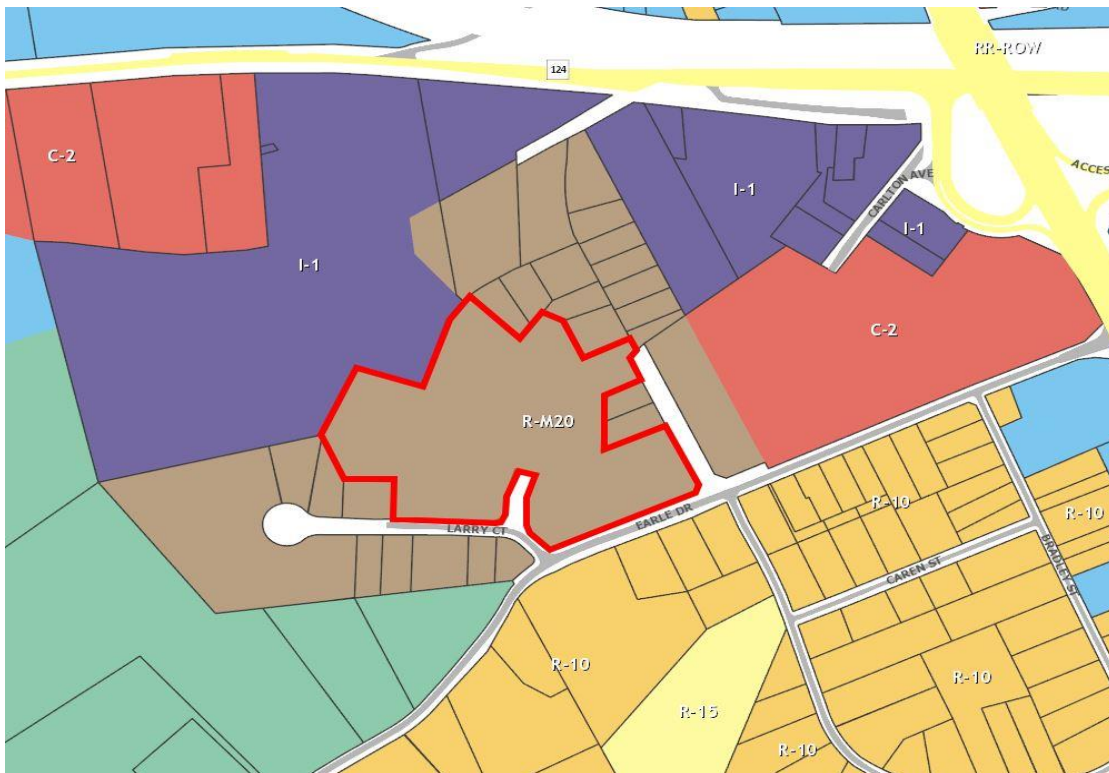
Land Use designation of *Industrial* for this area in the Plan Greenville County Comprehensive Plan, staff is of the opinion that a successful rezoning would allow the existing scrapyards on the adjacent parcel to encroach closer to the single-family residential dwellings in this area. Staff has concern with the additional adverse impacts that industrial uses might have on these residential parcels.

STAFF**RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map