

**Zoning Docket from May 16, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-047	Ryan Hall of Seamon Whiteside & Associates Inc. for Blue Tobias, Mary Kathryn Vaughn & Randy Vaughn Ben Hamby Dr., Greenville, SC 29615 0530050103000 (portion) R-S, Residential Suburban to I-1, Industrial District	21	Approval	Approval 5-25-22		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Rezone the R-S, Residential Suburban District area of this parcel to be able to develop the entire site as industrial</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center and Floodplain</i>.</li> <li>Ben Hamby Drive is a two-lane, County-maintained collector road. The parcel has approximately 672 feet of frontage along Ben Hamby Drive and 2,810 feet of frontage along US Interstate 85. The property is not along a bus route. There are no sidewalks in the area.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Buena Vista Elementary.</li> <li>The subject parcel is zoned -S, Residential Suburban and is 25.1 acres of land located on Ben Hamby Drive and is approximately 0.5 miles north of the intersection of Ben Hamby Drive and Pelham Road. The applicant is requesting to rezone the property to I-1, Industrial.</li> <li>The applicant is proposing industrial uses.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject portion of a parcel, zoned R-S, Residential Suburban, is located along Ben Hamby Drive, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial is consistent with surrounding land uses and would resolve the split-zoning of the entire parcel.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to I-1, Industrial.</p>					



Greenville County Planning Division  
Department of Zoning Administration  
301 University Ridge Suite 4100  
Greenville, SC 29601  
Office: 864.467.7425  
Fax: 864.467.7164

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2022-047

**APPLICANT:** Ryan Hall of Seamon Whiteside & Associates Inc. for  
Blue Tobias, Mary Kathryn Vaughn & Randy Vaughn

**PROPERTY LOCATION:** Ben Hamby Dr., Greenville, SC 29615

**PIN/TMS#(s):** 0530050103000 (portion)

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** I-1, Industrial District

**PROPOSED LAND USE:** Industrial

**ACREAGE:** 25.1

**COUNCIL DISTRICT:** 21 - Harrison

**ZONING HISTORY:** The subject portion of a parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1 & S-1	Industrial
East	I-1	Interstate 85 and vacant land
South	I-1 & R-S	Industrial, vacant land, and single-family residential
West	S-1	Truck terminal and vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is not a part of any area or community plans.

**DENSITY WORKSHEET:** The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	25.1	42.67 unit
Requested	I-1	N/A		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Ben Hamby Drive is a two-lane, County-maintained collector road. The parcel has approximately 672 feet of frontage along Ben Hamby Drive and 2,810 feet of frontage along US Interstate 85. The parcel is approximately 0.5 miles north of the intersection of Ben Hamby Drive and Pelham Road. The property is not along a bus route. There are no sidewalks in the area.

*There are no traffic counts in the immediate area.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Buena Vista Elementary.

**CONCLUSION:**

The subject portion of a parcel, zoned R-S, Residential Suburban, is located along Ben Hamby Drive, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial is consistent with surrounding land uses and would resolve the split-zoning of the entire parcel.

**STAFF RECOMMENDATION:**

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



Aerial Photography, 2021



Zoning Map

