

**Zoning Docket from June 20, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-061	Michael C. Freeland of Freeland & Associates for Steve Carter Jr. of Carter Jr. Properties, LLC Sentell Rd., Greenville, SC 29611 0560030103206 S-1, Services District to I-1, Industrial District	23	Denial	Denial		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Owner of recycling collection and processing center and would like to expand this use, with the addition of other types of recycling material, to the subject parcel</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• Believes the process is outdated and needs to be reevaluated</li> <li>• County needs these uses</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>• Lives near the subject parcel</li> <li>• Does not want to see industrial uses in this area</li> <li>• Stated that the Riverdale-Tanglewood Community plan does not permit the expansion of recycling type uses</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• Concerns with adding additional uses to the recycling business</li> <li>• Lives within the Riverdale-Tanglewood community</li> <li>• If the rezoning is approved, it would allow for an industrial use within 400 feet of a residential property</li> <li>• Major concerns with environmental issues</li> </ul> </li> <li>3) Citizen <ul style="list-style-type: none"> <li>• Owns several parcels in the immediate area</li> <li>• Concerned with the damage of the existing roads with the proposed expansion and the safety concerns with additional industrial traffic</li> <li>• Concerned with the additional material that is proposed to be accepted within this expansion</li> <li>• Does not want to live in a landfill area</li> </ul> </li> <li>4) Citizen <ul style="list-style-type: none"> <li>• The proposed expansion would significantly change the character of the area</li> <li>• Concerns with traffic and safety issues with industrial traffic and the existing road</li> <li>• Would not like to see the change in the environment with the proposed expansion</li> </ul> </li> </ol>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>

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	<p>5) Citizen</p> <ul style="list-style-type: none"> <li>• Against the spot zoning of I-1 zoning</li> <li>• Concerned with safety issues of the proposed use</li> </ul> <p>**There were approximately 33 citizens in opposition and two in favor attending the meeting.  <b>List of meetings with staff:</b> None</p>	
<p><b>Staff Report</b></p>	<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</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is also a part of the Riverdale-Tanglewood Plan, where it is designated as <i>Service</i>.</li> <li>• Sentell Rd. is a two-lane State-maintained local road. The parcel has approximately 1,224 feet of frontage along Sentell Rd. The parcel is approximately 0.29 miles southwest of the intersection of Old Bent Bridge Rd. and Sentell Rd. The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools within a mile of the site.</li> <li>• The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is proposing a recycling collection and processing center.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject property, zoned S-1, Services District, is located on Sentell Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan nor the <u>Riverdale-Tanglewood Community Plan</u>; additionally, staff has concerns that the uses permitted in the I-1, Industrial District could be too intensive for the area.</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:** Joshua T. Henderson Zoning Administrator

**RE:** CZ-2022-061

**APPLICANT:** Michael C. Freeland of Freeland & Associates for Steve Carter Jr. of Carter Jr. Properties, LLC

**PROPERTY LOCATION:** Sentell Rd., Greenville, SC 29611

**PIN/TMS#(s):** 0239040100816

**EXISTING ZONING:** S-1, Services District

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

**PROPOSED LAND USE:** Recycling Collection and Processing Center

**ACREAGE:** 14.06

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban District in June 1973 as part of Area 4A. There have been two successful rezoning requests for this property, CZ-1982-058, from R-S, Residential Suburban District to R-12, Single-family Residential District and CZ-1995-047, from R-12, Single-family Residential District to S-1, Services District.

**EXISTING LAND USE:** Vacant Wooded Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Service Business and Vacant Land
East	S-1	Waste Recycling Facility
South	S-1	Waste Recycling Facility
West	S-1	Vacant Land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is a part of the Riverdale-Tanglewood Plan, where it is designated as *Service*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**ROADS AND TRAFFIC:**

Sentell Rd. is a two-lane State-maintained local road. The parcel has approximately 1,224 feet of frontage along Sentell Rd. The parcel is approximately 0.29 miles southwest of the intersection of Old Bent Bridge Rd. and Sentell Rd. The property is not along a bus route. There are also no sidewalks in the area.

*There are no traffic counts in the area of Sentell Rd.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools within a mile of the site.

**CONCLUSION:**

The subject property, zoned S-1, Services District, is located on Sentell Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to I-1, Industrial District would not be consistent with the Plan Greenville County Comprehensive Plan nor the Riverdale-Tanglewood Community Plan; additionally, staff has concerns

that the uses permitted in the I-1, Industrial District could be too intensive for the area.

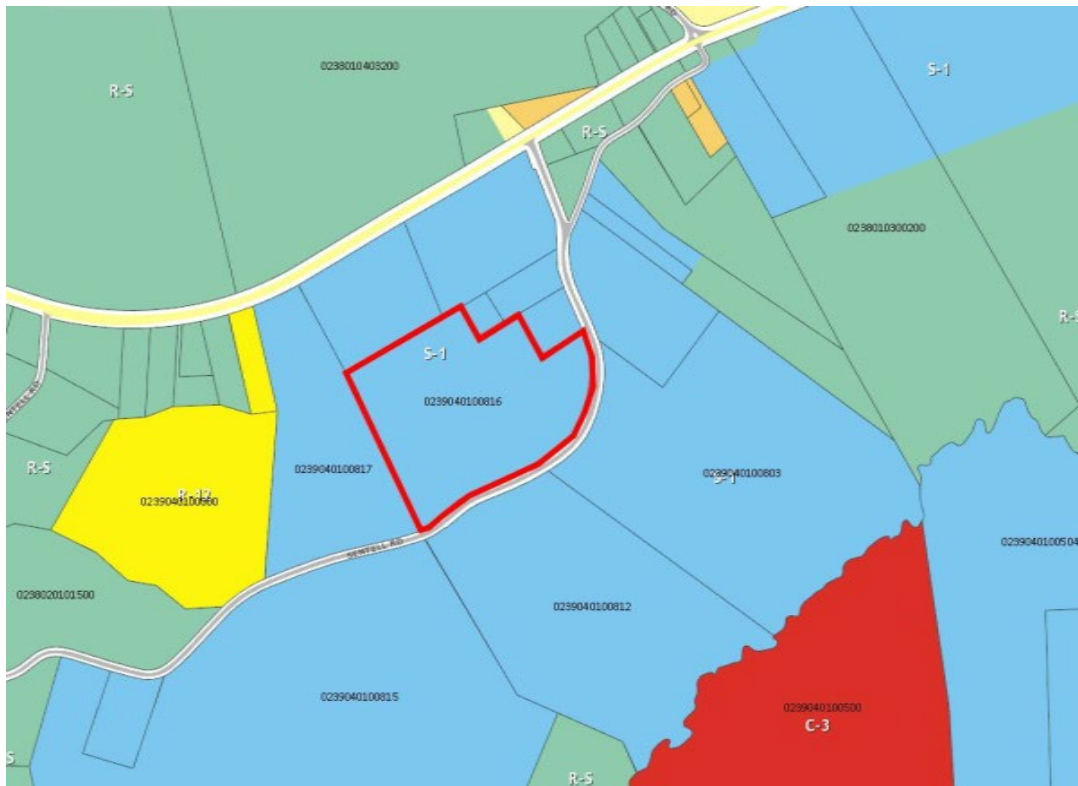
**STAFF**

**RECOMMENDATION:**

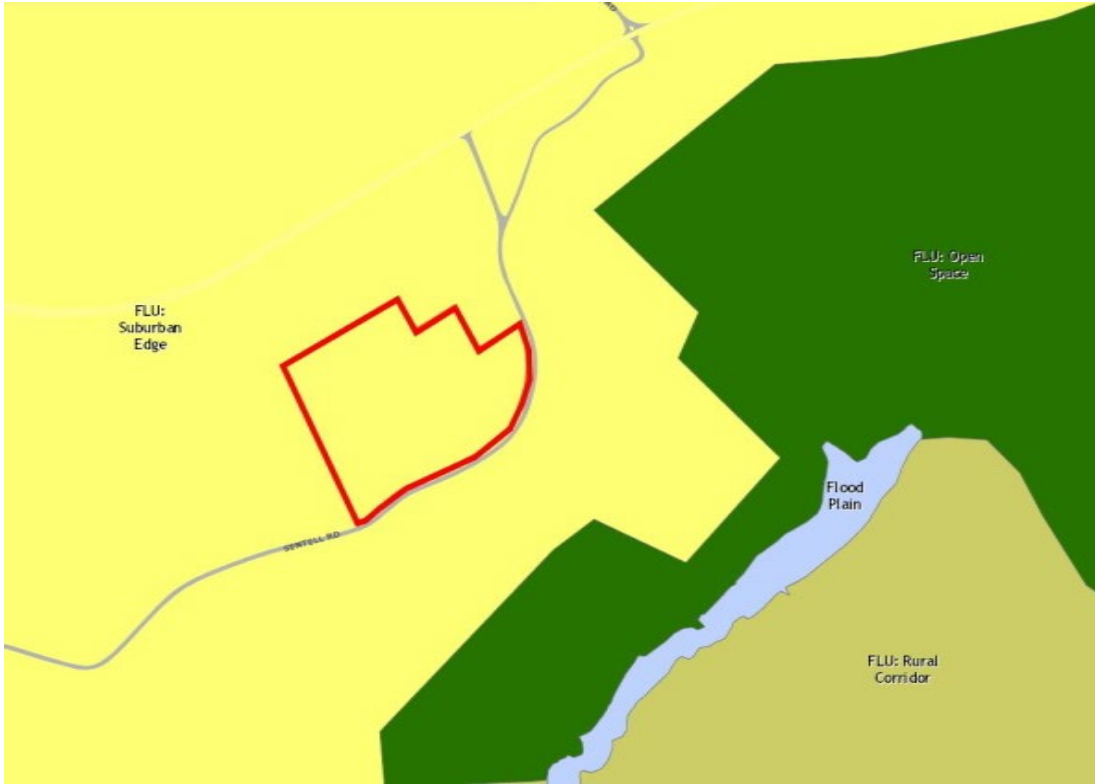
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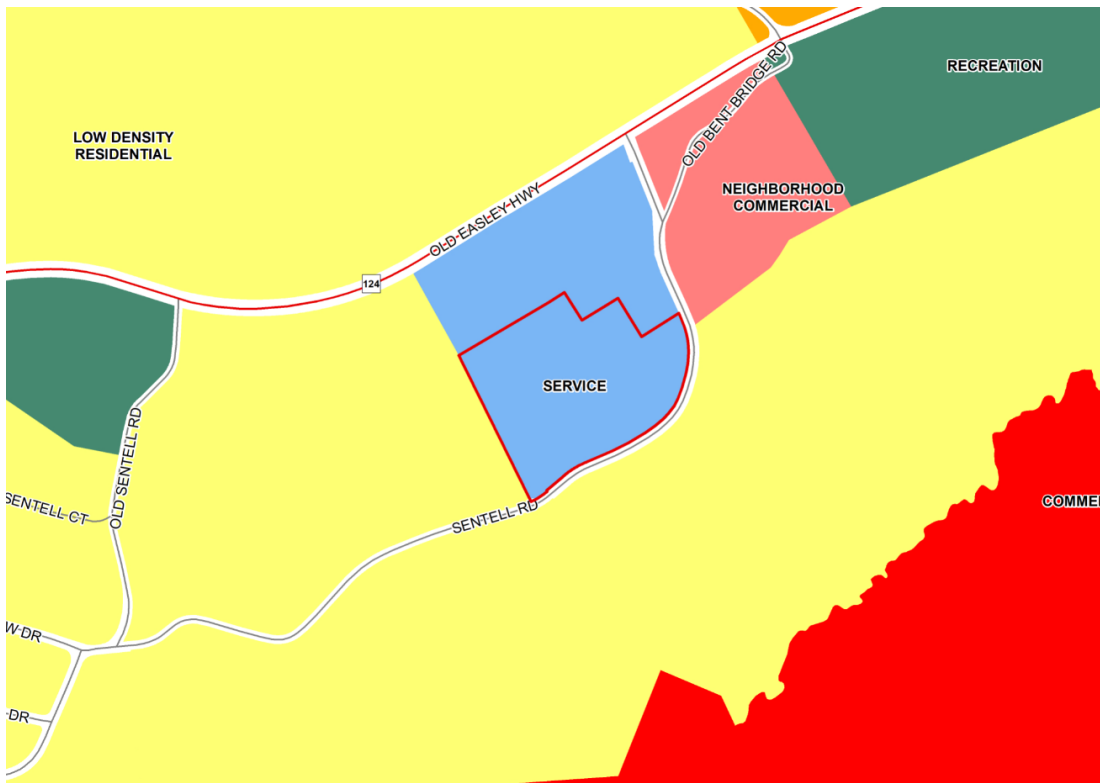
Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map