

**Zoning Docket from October 17, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-092	Scott Carlin of Greenville County School District for City of Greenville & County of Greenville c/o SCTAC 31 Ohio Loop, Ohio Loop, Chapel Rd., Donaldson Rd., Exchange St., & Perimeter Rd., Greenville, SC 29605 0400020102800, 0400020102300, & portion of 0400020100100 I-1, Industrial District to S-1, Services District	25	Approval			
Public Comments	<b>Some of the general comments made by Speakers at the Public Hearing on October 17, 2022 were:</b> <u>Speakers For:</u> 1) Applicant <ul style="list-style-type: none"> <li>• Future plan is to relocate the Donaldson Career Center to this site in the future</li> </ul> <u>Speakers Against:</u> None  <b>List of meetings with staff:</b> None					<b>Petition/Letter</b> <u>For:</u> None  <u>Against:</u> None
Staff Report	<b>Below are the facts pertaining to this docket:</b> <ul style="list-style-type: none"> <li>• The subject parcel is 18.23 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>.</li> <li>• Donaldson Road is a two-lane State-maintained collector road. The parcel has approximately 993 feet of frontage along Donaldson Road. Exchange Street is a two-lane County-maintained local road. The parcel has approximately 356 feet of frontage along Exchange Street. Perimeter Road is a two-lane County-maintained local road. The parcel has approximately 491 feet of frontage along Perimeter Road. Chapel Road is a two-lane County-maintained local road. The parcel has approximately 352 feet of frontage along Chapel Road. The parcel is approximately 0.4 miles south of the interchange of Hwy 25 and Donaldson Road. The property is not along a bus route and there are no sidewalks along the subject property.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located approximately 0.3 miles from the site.</li> <li>• The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a career center for Greenville County School District.</li> </ul> <b>CONCLUSION and RECOMMENDATION</b> The subject parcel zoned I-1, Industrial is located along Donaldson Road, a two-lane State-maintained collector road; Exchange Street, a two-lane County-maintained local road; and Perimeter Road, a two-lane County-maintained local road. The proposed rezoning to S-1, Services District is consistent with the zoning of adjacent parcels. Additionally, the subject parcels are included in the South Greenville Area Plan, where they are designated as Service/Industrial. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the surrounding area.					

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	Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.
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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:** Kelsey Mulherin, Planner I

**RE:** CZ-2022-092

**APPLICANT:** Scott Carlin of Greenville County School District for  
City of Greenville & County of Greenville c/o SCTAC

**PROPERTY LOCATION:** 31 Ohio Loop, Ohio Loop, Chapel Rd., Donaldson Rd.,  
Exchange St., & Perimeter Rd., Greenville, SC 29605

**PIN/TMS#(s):** 0400020102800, 0400020102300, & portion of  
0400020100100

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

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

**PROPOSED LAND USE:** Career Center for Greenville County School District

**ACREAGE:** 18.23

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** This parcel was originally zoned I-1 Industrial in May 1971 as part of Area 2. There have been no previous rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1 & S-1	Vacant Land & Office
East	I-1	Warehousing
South	S-1	Aviation Center & Fire Department
West	C-2, S-1, & R-MA	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 *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 South Greenville Area Plan, where it is designated as *Service/Industrial*. \*\*Please refer to the Future Land Use Map at the end of the document. \*\*

**ROADS AND TRAFFIC:**

Donaldson Road is a two-lane State-maintained collector road. The parcel has approximately 993 feet of frontage along Donaldson Road. Exchange Street is a two-lane County-maintained local road. The parcel has approximately 356 feet of frontage along Exchange Street. Perimeter Road is a two-lane County-maintained local road. The parcel has approximately 491 feet of frontage along Perimeter Road. Chapel Road is a two-lane County-maintained local road. The parcel has approximately 352 feet of frontage along Chapel Road. The parcel is approximately 0.4 miles south of the interchange of Hwy 25 and Donaldson Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2013	2016	2019
Donaldson Road	179' N	4,200	5,300 +26%	6,700 +26%

*T*  
here are no traffic counts in the area of Pelham Davis Cir.

**CULTURAL AND**

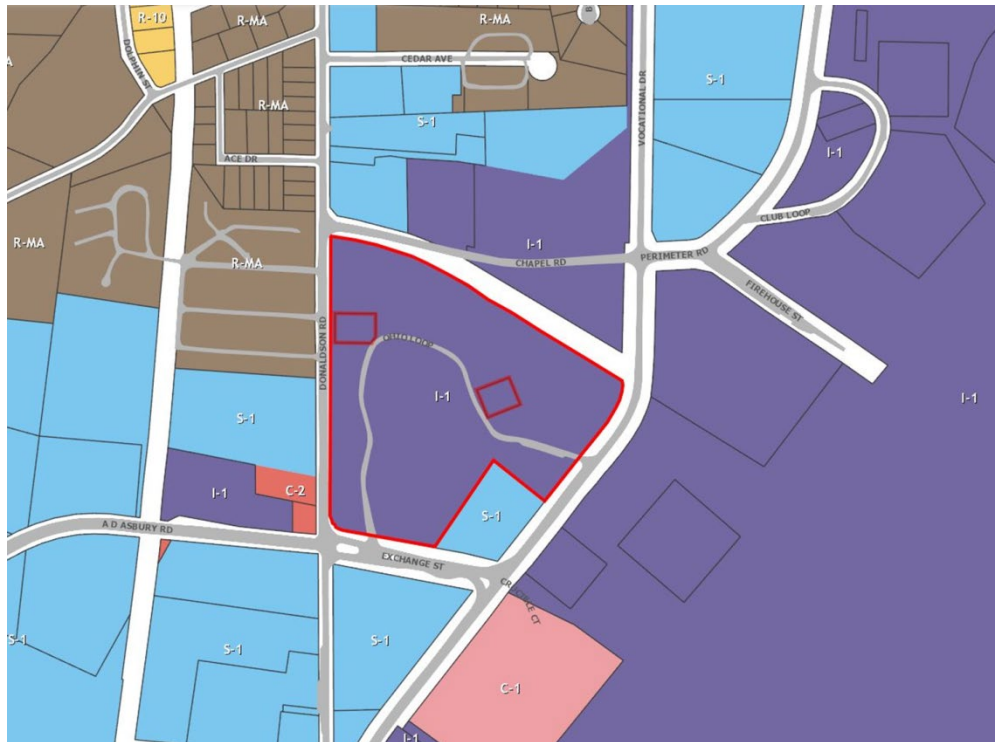
**ENVIRONMENTAL:** Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located approximately 0.3 miles from the site.

**CONCLUSION:** The subject parcel zoned I-1, Industrial is located along Donaldson Road, a two-lane State-maintained collector road; Exchange Street, a two-lane County-maintained local road; and Perimeter Road, a two-lane County-maintained local road. The proposed rezoning to S-1, Services District is consistent with the zoning of adjacent parcels. Additionally, the subject parcels are included in the South Greenville Area Plan, where they are designated as Service/Industrial. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the surrounding area.

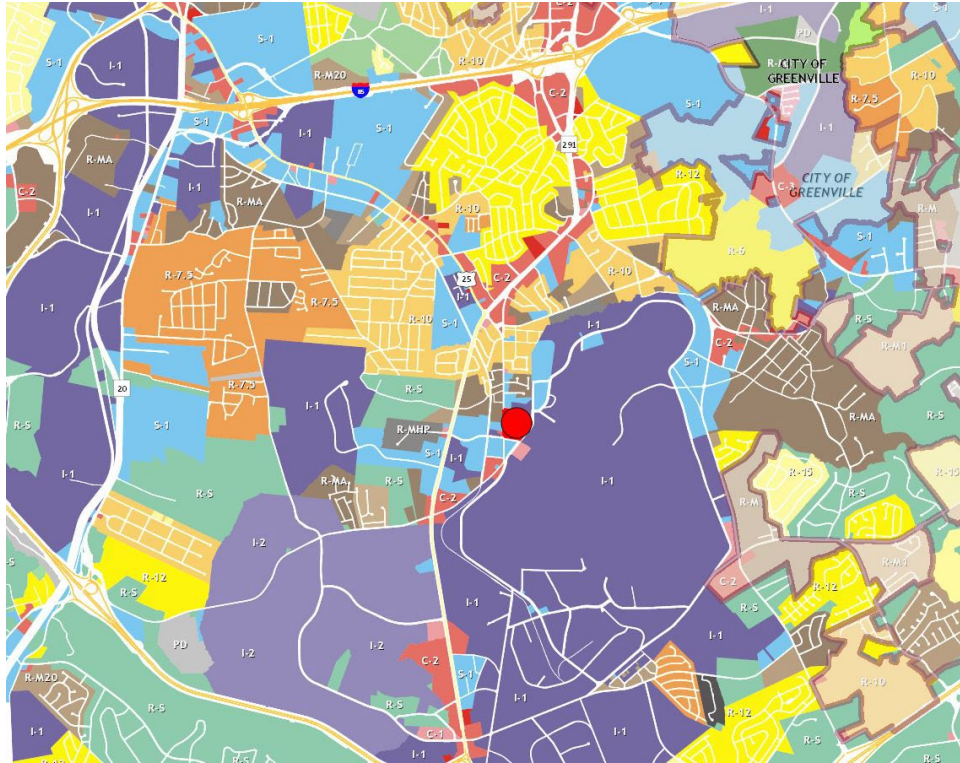
**STAFF  
RECOMMENDATION:** Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.



Aerial Photography, 2022



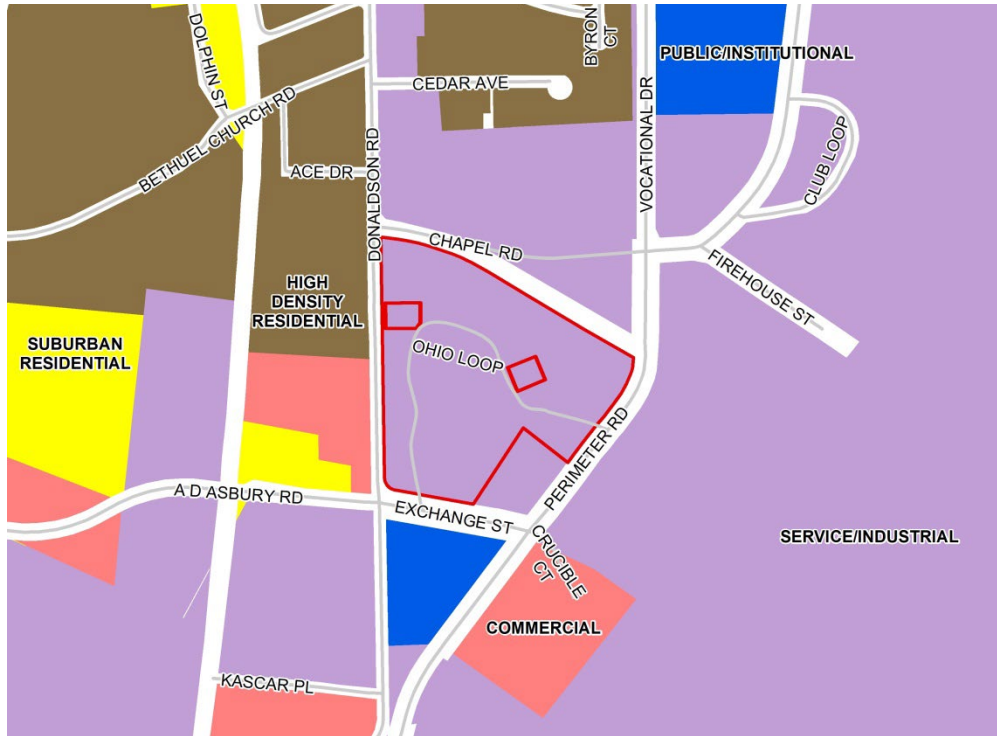
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map