

Zoning Docket from January 23rd, 2023 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|------------|---------------------|--------------------|---|
| CZ-2023-008 | J. Price Cameron, III of Hughes Commercial Properties, Inc. for Armstrong Farm and Dairy, LLC and The Armstrong Farms, LLC 202 & 206 Fairview Street Extension Portion of 0562010100100 & 0562010100200 R-S, Residential Suburban District to I-1, Industrial District | 26 | Approval | Approval 1/25/23 | Approval 2/6/23 | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on January 23rd, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Pointed out that the parcels in question are part of the Industrial future land use per the Comprehensive Plan • Would like to bring business and jobs to this area • Great location with regards to the nearby interstate • Understand the community and will do their best to be good neighbors to the surrounding residential area • At this stage it is a speculative industrial park with a combination of 3-4 buildings 2. Representative with GADC <ul style="list-style-type: none"> • Very familiar with this property and would like to see it considered for industrial uses • The area is truly predominantly industrial • Revenues to the County would be greater than other uses <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject parcel • Enjoy the peace and quiet in this area • The existing parcel is surrounded on three sides by residential subdivisions in which some are currently under construction • Concerned with how close the industrial building(s) will be to the residential parcels <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p> |
| Staff Report | <p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of 107.334 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial, Rural, and Open Space</i>. • Fairview Street Extension is a two-lane, State-maintained collector road. N. Nelson Drive is a two-three-lane, State-maintained residential road. The parcel has approximately 762 feet along N. Nelson Drive. The parcel has approximately 1,557 feet of frontage along Fairview Street Extension. The parcel is approximately 0.46 miles north of the intersection of Fairview | | | | | |

Zoning Docket from January 23rd, 2023 Public Hearing

Street Extension and Highway 418. The property is not along a bus route. There are no sidewalks in the area.

- 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: Fountain Inn Elementary.
- The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is proposing an Industrial Warehouse.

CONCLUSION and RECOMMENDATION

The subject parcels zoned R-S, Residential Suburban is located along Fairview Street Extension, a two-lane, State-maintained collector road and North Nelson Drive, a two- to three-lane, State-maintained residential road. Staff is of the opinion that the requested rezoning to I-1, Industrial District would be consistent with the Future Land Use Map in the Plan Greenville County Comprehensive Plan, which designates the parcels as *Industrial*. Additionally, a successful rezoning would not create additional adverse impacts on adjacent properties because of the natural vegetative buffers.

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