

**Zoning Docket from May 15<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2023-032	A.C. Gossett, III of Gossett Concrete Pipe Co., Inc for JNG of Greenville, LLC 1008 W. Lee Rd. P011000100800 R-M20, Multifamily Residential District to I-1, Industrial District	20	Denial	Approval 5/24/23	Approval 6/5/23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 15<sup>th</sup>, 2023 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>• Thought that this parcel was part of a previous rezoning docket</li> <li>• Would like to reuse the property as storage as it was being used</li> <li>• Has planted screening along the street</li> <li>• Never had complaints in the past regarding using this property</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 across the street from the subject property</li> <li>• Has been negatively impacted by the use of the parcel in question by noise, vibration and dust</li> <li>• Concerned with health issues from concrete dust</li> <li>• Cannot spend time outside due to the activity across the street</li> <li>• Advocating for others in the neighborhood</li> <li>• Purchased her property in 2006 and the property in question was trees</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> N/A</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 consists of approximately .48 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i> and <i>Traditional Neighborhood</i>.</li> <li>• West Lee Road is a two-lane, State-maintained collector road. The parcel has approximately 215 feet of frontage along West Lee Road. The parcel is approximately 0.08 miles southeast of the intersection of West Lee Road and Rutherford Road. The property is not along a bus route, the closest bus route is .11 miles away located on Poinsett Highway.. 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. Three schools are located within one mile of the site: Paris Elementary, Sevier Middle, and Wade Hampton High School.</li> <li>• The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is proposing Industrial Storage.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-M20, Multifamily Residential District, is located along West Lee Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to I-1, Industrial District could have adverse impacts on the surrounding properties. Additionally, more than half of the parcel is designated as Traditional Neighborhood in the Plan Greenville County</p>					

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	Comprehensive Plan. Based on these reasons, Staff recommends denial of the requested rezoning to I-1, Industrial District.
<b>GCPC</b>	At the May 24, 2023 Planning Commission meeting, the Members voted to recommend approval for the requested rezoning to I-1, Industrial District due to it being compatible with surrounding uses and zones.