

Zoning Docket from May 15th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-036	Michael Rivers Cape of Realtylink, LLC for Donaldson Resources, LLC Hwy 25 & Donaldson Rd. Portion of 0407000100800 C-2, Commercial District to S-1, Services District	25	Approval	Approval 5/24/23	Approval 6/5/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 15th, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Use and zone is consistent with adjacent parcels <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: None</p> <p>Against: 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 approximately 9.988 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Commercial</i>. • Hwy 25 (Augusta Road) is a four to five-lane, State-maintained arterial road. The portion of the parcel has approximately 642 feet of frontage along Hwy 25. Donaldson Road is a two to three-lane State-maintained collector road. The portion of the parcel has approximately 929 feet of frontage along Donaldson Road. The parcel is located on the intersection of Hwy 25 (Augusta Road) and Donaldson Road. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located less than one mile from the site. • The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing Flex space and/or warehousing. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject portion of the parcel zoned C-2, Commercial District is located along Hwy 25 (Augusta Road), a four to five-lane State-maintained arterial road and Donaldson Road, a two to three-lane State maintained collector road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent with adjacent uses and the zoning of the parcels to the north. Additionally, a successful rezoning would not create adverse impacts on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					