

Zoning Docket from May 15th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-035	Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for Michael L. Riddle 812 & 820 Antioch Church Rd. 0593030100405 & 0593030100406 R-S, Residential Suburban District to I-1, Industrial District	25	Denial	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"> Agent for Applicant <ul style="list-style-type: none"> Would like to rezone to I-1, Industrial since it is consistent with parcels to the north Would like to develop a warehouse use on the property Proposed zoning is consistent with the Comprehensive Plan <p><u>Speakers Against:</u> 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 18.70 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, 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>Suburban Residential</i>. Antioch Church Road is a two-lane, State-maintained collector road. The parcels have approximately 1,703.6 feet of frontage along Antioch Church Road. The parcel is approximately 0.3 miles west of the intersection of Antioch Church Road and Fork Shoals Road. 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: Robert E. Cashion Elementary. The applicant is requesting to rezone the property to I-1, Industrial District. The applicant is proposing warehousing. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcels zoned R-S, Residential Suburban District are located along Antioch Church Road, a two-lane, State-maintained collector road. Staff is of the opinion that while the request for I-1, Industrial District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcels as Industrial, it would not be consistent with the South Greenville Area Plan which designates the parcels as Suburban Residential. Staff recognizes that there are multiple adjacent properties already zoned I-1, Industrial; however, these have access onto alternate streets with better visibility. Antioch Church Road has narrow to non-existent shoulders and is also seeing a number of residential developments being built along it. Staff is concerned that adding large commercial vehicles on this street could create a safety hazard for the growing number of residents</p>					

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	<p>living along Antioch Church Road.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial District.</p>
GCPC	<p>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 the proposed use being consistent with surrounding land uses and zoning districts.</p>