

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		
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 					

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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.



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-008

APPLICANT: J. Price Cameron, III of Hughes Commercial Properties,
Inc. for Armstrong Farm and Dairy, LLC and The
Armstrong Farms, LLC

PROPERTY LOCATION: 202 & 206 Fairview St. Ext., Fountain Inn, SC 29644

PIN/TMS#(s): Portion of 0562010100100 & 0562010100200

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Industrial Warehouse

ACREAGE: 107.334

COUNCIL DISTRICT: 26 – Bradley

ZONING HISTORY: The subject parcels were originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land & Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	FRD, S-1, & I-1	Vacant Land (City of Fountain Inn) & Warehouse
East	Unzoned & FRD	Manufacturing & Vacant Land (City of Fountain Inn)
South	R-S	Single-Family Residential
West	FRD	Vacant Land (City of Fountain Inn)

WATER AVAILABILITY: Greenville Water not available

SEWER AVAILABILITY: Metro District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial, Rural, and Open Space*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.2 units/acre	107.334	128 units
Requested	I-1	0 units/acre		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Fairview Street Extension is a two-lane, State-maintained collector road. N. Nelson Drive is a two- to 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 Street Extension and Highway 418. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2018	2019	2021
Green Pond Road	6,402' S	3,400	3,300 -2.9%	3,600 +9.1%

CULTURAL AND ENVIRONMENTAL:

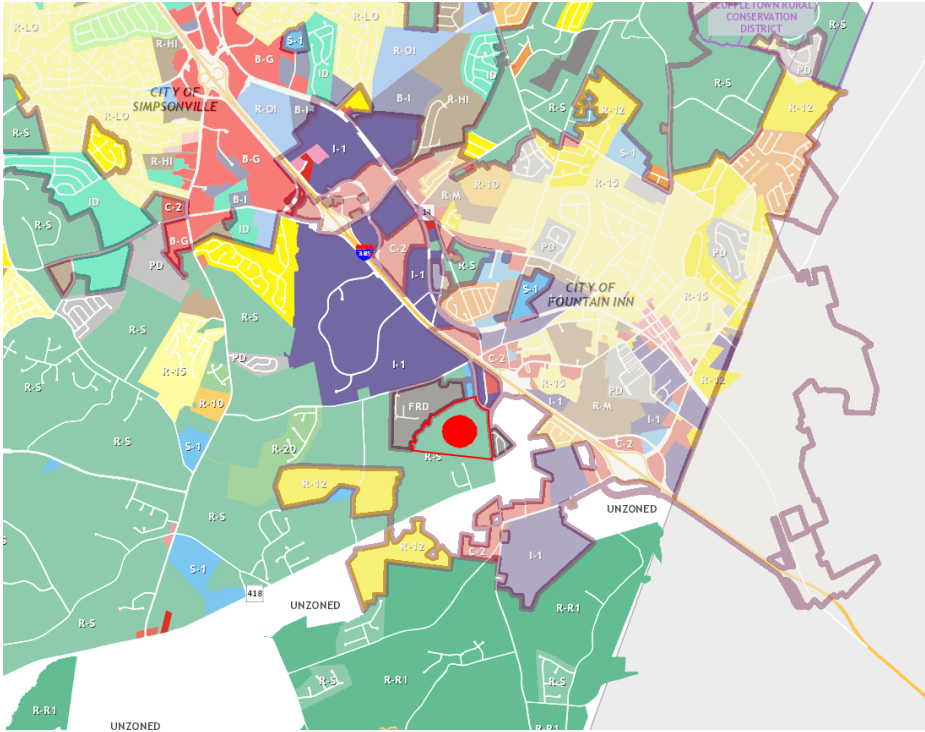
Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Fountain Inn Elementary.

CONCLUSION:

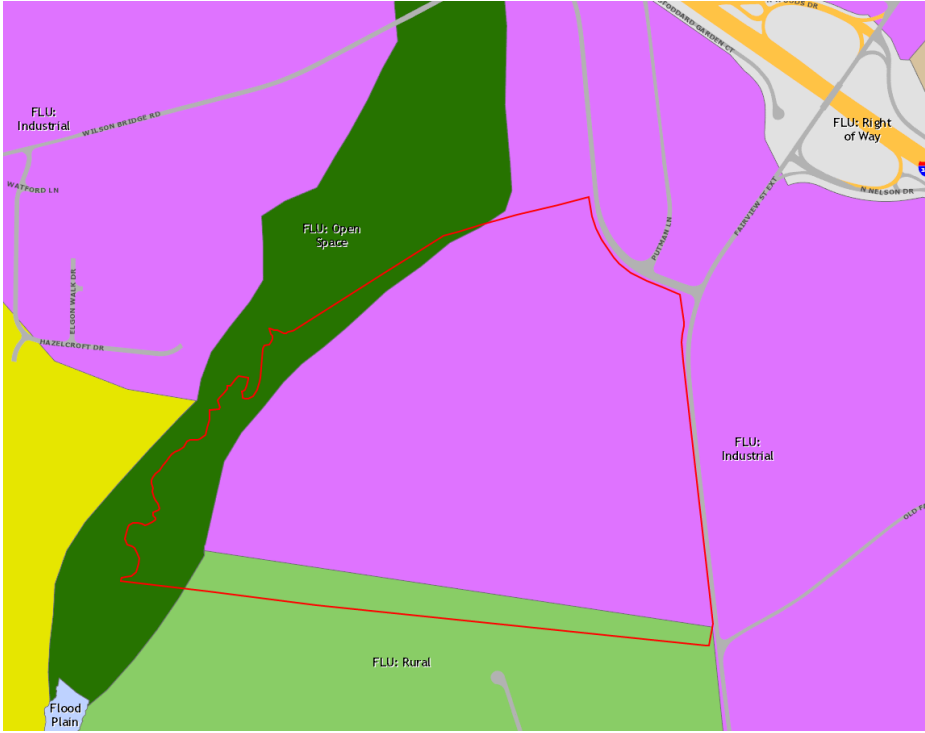
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STAFF RECOMMENDATION:

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



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map