

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC 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		
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.



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner I

**RE:** CZ-2023-032

**APPLICANT:** A.C. Gossett, III of Gossett Concrete Pipe Co., Inc for  
JNG of Greenville, LLC

**PROPERTY LOCATION:** 1008 W. Lee Rd., Taylors, SC 29687

**PIN/TMS#(s):** P011000100800

**EXISTING ZONING:** R-M20, Multifamily Residential District

**REQUESTED ZONING:** I-1, Industrial District

**PROPOSED LAND USE:** Industrial Storage

**ACREAGE:** .48

**COUNCIL DISTRICT:** 20 - Shaw

**ZONING HISTORY:** The subject parcel was originally zoned R-M20, Multifamily Residential District in May 1970 as part of Area 1. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Industrial
East	R-M20	Church
South	R-M20	Single-Family Residential
West	S-1	Warehouse

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial and Traditional Neighborhood*. \*\*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-M20	5.8 units/acre	.48	2 units
Requested	I-1	N/A		0 units

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

**ROADS AND TRAFFIC:**

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 Hwy. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2018	2019	2021
W Lee Road	468' NW	2,700	2,600	2,100
<i>There are no traffic counts in the immediate area.</i>			-3.7%	-19.2%

**CULTURAL AND ENVIRONMENTAL:**

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.

**CONCLUSION:**

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 Comprehensive Plan.

**STAFF****RECOMMENDATION:**

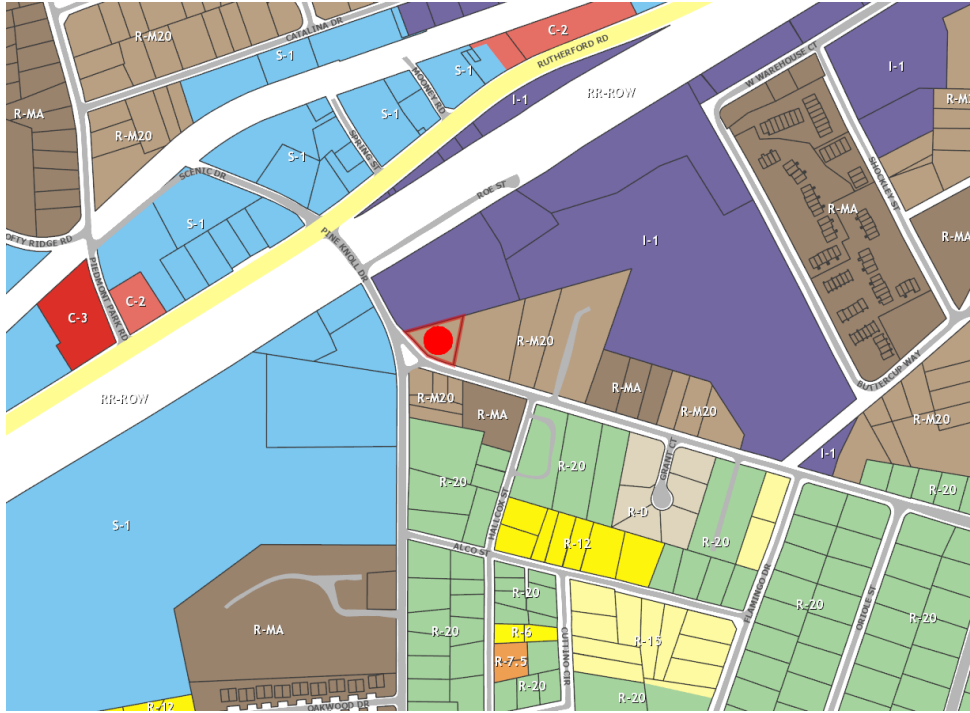
Based on these reasons, Staff recommends denial of the requested rezoning to I-1, Industrial District.



Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map