

Zoning Docket from May 15th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC 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		
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. 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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	living along Antioch Church Road. Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial District.
GCPC	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: Todd Baxley, Planner II

RE: CZ-2023-035

APPLICANT: Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for Michael L. Riddle

PROPERTY LOCATION: 812 & 820 Antioch Church Rd., Greenville, SC 29605

PIN/TMS#(s): 0593030100405 & 0593030100406

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: I-1, Industrial District

PROPOSED LAND USE: Warehouse

ACREAGE: 18.70

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The subject parcels were originally zoned R-S, Residential Suburban in May, 1971 as part of Area 2. There have been no other rezoning requests.

EXISTING LAND USE: Single-Family Residential, Agriculture, and Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Industrial
East	S-1	Vacant Land
South	R-S	Single-Family Residential
West	I-1	Agriculture

WATER AVAILABILITY: Greenville Water

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*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the South Greenville Area Plan, where it is designated as *Suburban Residential*. **Please refer to the Future Land Use Map at the end of the document. **

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	1.7 units/acre	18.70	31 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:

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.

Location of Traffic Count	Distance to Site	2018	2019	2021
Antioch Church Road	0'	4,200	4,100 -1.0%	3,700 -1.1%

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: Robert E. Cashion Elementary.

CONCLUSION:

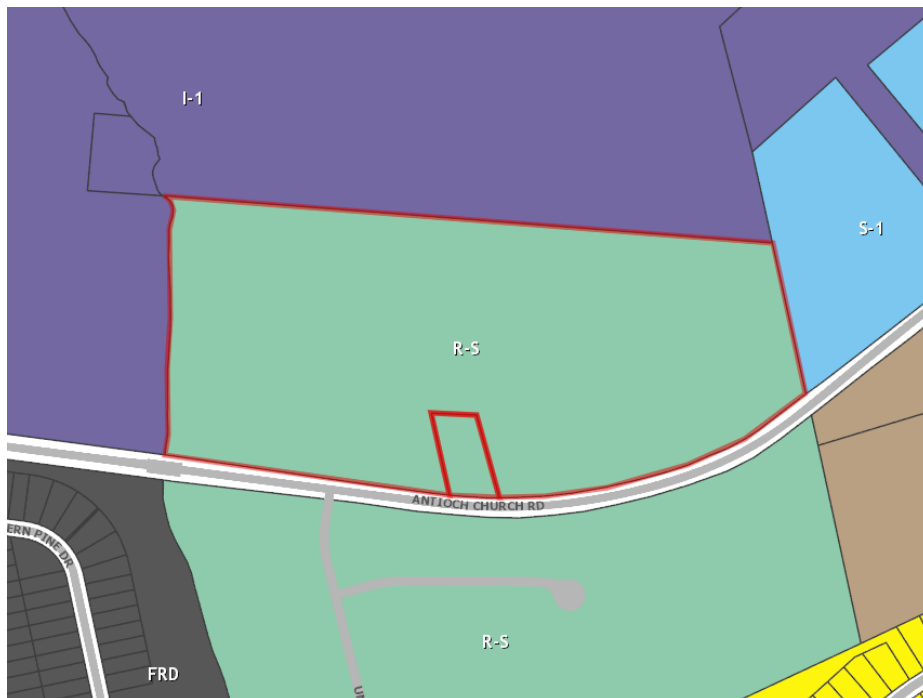
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STAFF RECOMMENDATION:

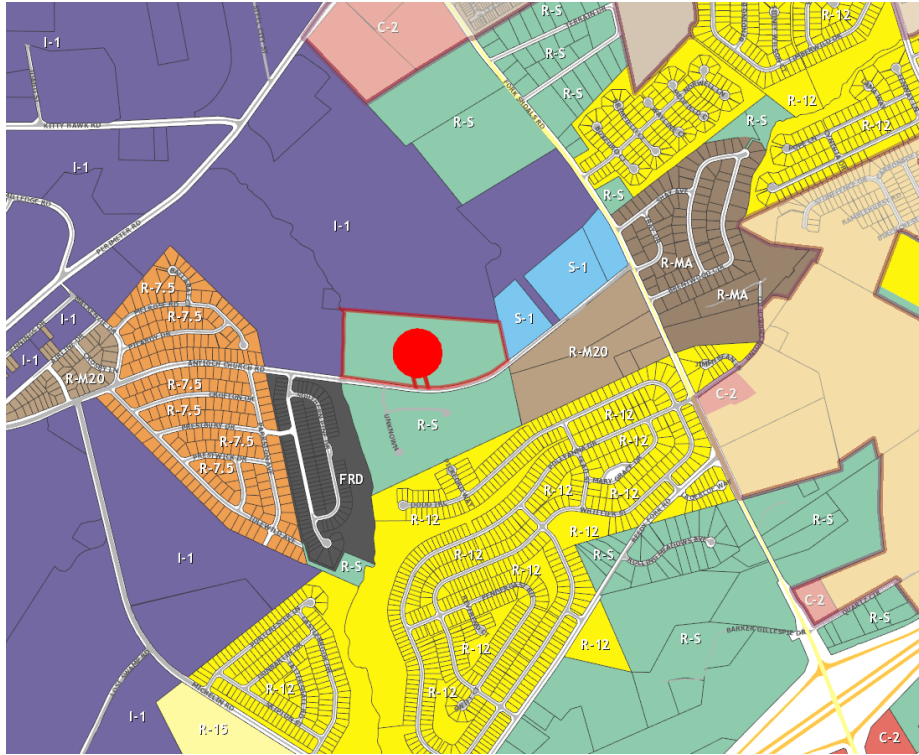
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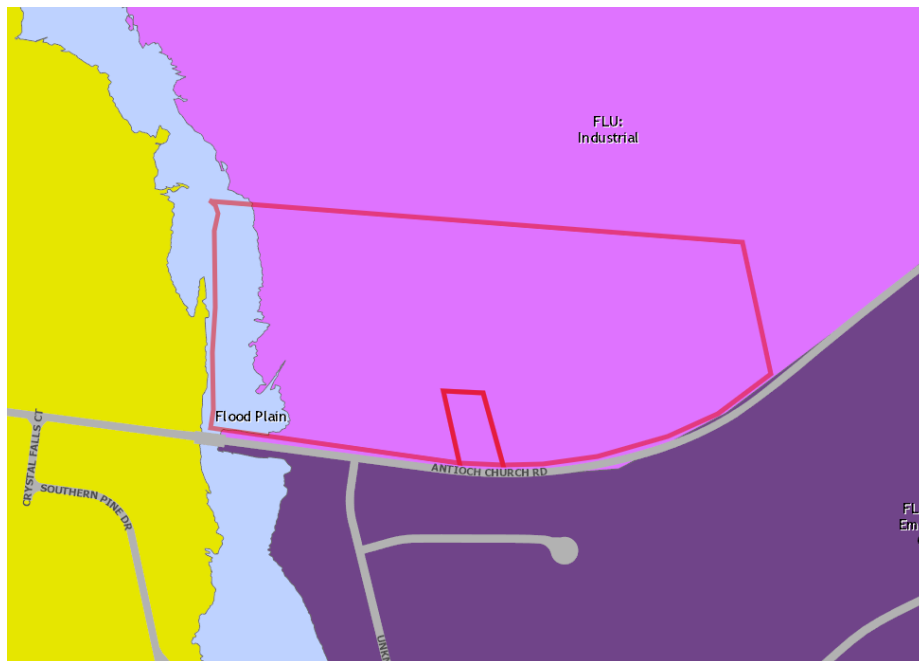
Aerial Photography, 2022



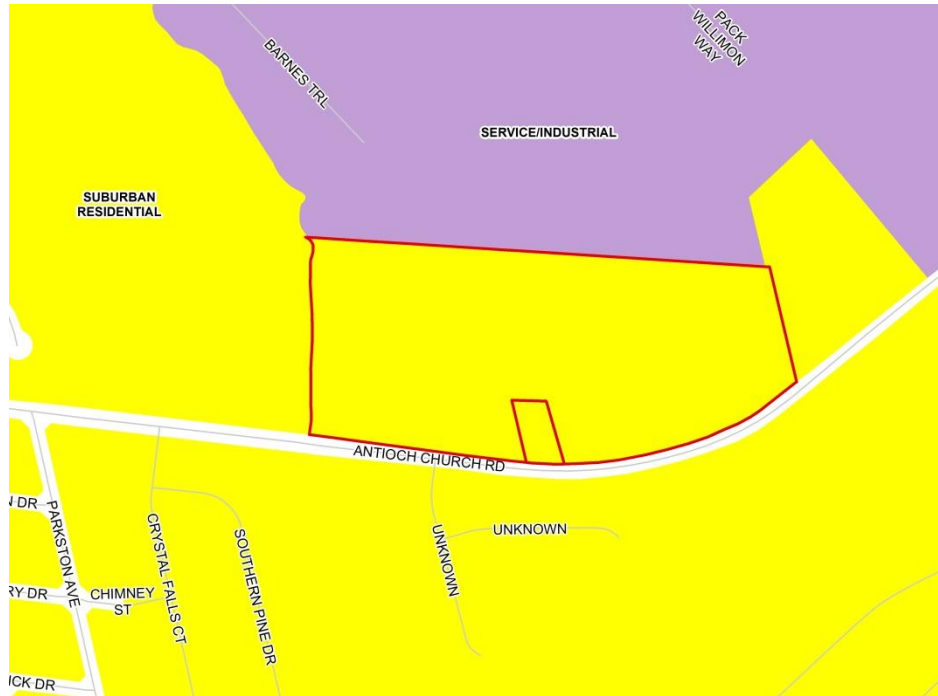
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map