

Zoning Docket from August 14th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2023-055	David Jenkins Patrick of Jenks Inc. Realty for Cauldrick Land and Timber, LLC 153 Brown Rd., SC HWY 153, & Interstate 185 WG07000100700 & WG07000100701 R-S, Residential Suburban District to S-1, Services District	25	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 14, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Property has a large power utility easement that runs through the property Will have flexible warehouse development Good transition from the industrial in the northeast and the adjacent quarry Existing cemetery to the south across Brown Rd. This area is designated as Mixed Employment Center from the Comprehensive Plan <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Was opposed to a previous rezoning request to C-3, Commercial District three years ago Although there is industrial, there is no commercial uses in this area The land uses allowed in S-1, Services District will cause a major negative impact to the surrounding residential properties The natural landscape of this corridor will be significantly impacted by the rezoning of the parcels in question There are other rezoning options that the owner could pursue that could provide development, while keeping the natural resources and not impact the residences of the area Afraid of the property being resold and not developed as it is proposed Believes that the BTM, Business & Technology District that can accomplish what the property owner desires <p>**There were approximately 20 people that stood in opposition at the meeting**</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures –</p> <p>Against: Signatures – 198</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 23.98 acres. The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center</i>. The subject property is part of the <u>South Greenville</u> 					

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Area Plan, where it is designated as *Service/Industrial*.

- Brown Road is a two-lane, State-maintained arterial road. The parcels have approximately 574 feet of frontage along Brown Road. Highway 153 is a two to three-lane, State-maintained arterial road. The parcels have approximately 923 feet of frontage along Highway 153. Interstate 185 Exit 12 Ramp is a one-lane, State-maintained road. The parcels have approximately 1,040 feet of frontage along Interstate 185 Exit 12 Ramp. The parcels are located on the corner of Highway 153 and Interstate 185 Exit 12 Ramp. 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. There are no schools located within one mile of the site.
- The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing service related office & warehouse.

CONCLUSION and RECOMMENDATION:

The subject parcels zoned R-S, Residential Suburban District are located along Brown Road, a two-lane, State-maintained arterial road, Highway 153, a two to three-lane, State-maintained arterial road, and Interstate 185 Exit 12 Ramp, a one-lane, State-maintained road. Staff is of the opinion that the requested rezoning to S-1, Services District would permit uses that would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcels as *Mixed Employment Center* and the South Greenville Area Plan, which designates the parcels as *Service/Industrial*. Additionally, Staff believes the permitted uses would not have an adverse impact on the current surrounding uses.

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



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-055

APPLICANT: David Jenkins Patrick of Jenks Inc. Realty for Cauldrick
Land and Timber, LLC

PROPERTY LOCATION: 153 Brown Rd., SC HWY 153, & Interstate 185,
Piedmont, SC 29673

PIN/TMS#(s): WG07000100700 & WG07000100701

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Service Related Office & Warehouse

ACREAGE: 23.98

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 has been one rezoning request, Docket CZ-2020-072, that included tax map number WG07000100700 as part of the original submittal, during the review process, before Planning and Development Committee, the previously mentioned tax map number was requested by the applicant to be removed, which was allowed. The rezoning request was later denied by County Council in regular session March, 2021. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S & I-1	Quarry
East	R-S & I-1	Vacant Land
South	R-S	Single-Family Residential
West	R-S	Interstate 185

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is NOT accessible

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **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 *Service/Industrial*. **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	1.2 units/acre	23.98	28 units
Requested	S-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: Brown Road is a two-lane, State-maintained arterial road. The parcels

have approximately 574 feet of frontage along Brown Road. Highway 153 is a two to three-lane, State-maintained arterial road. The parcels have approximately 923 feet of frontage along Highway 153. Interstate 185 Exit 12 Ramp is a one-lane, State-maintained road. The parcels have approximately 1,040 feet of frontage along Interstate 185 Exit 12 Ramp. The parcels are located on the corner of Highway 153 and Interstate 185 Exit 12 Ramp. 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
Highway 153	0'	3,800	3,900 +2.6%	4,100 +5.1%

CULTURAL AND ENVIRONMENTAL:

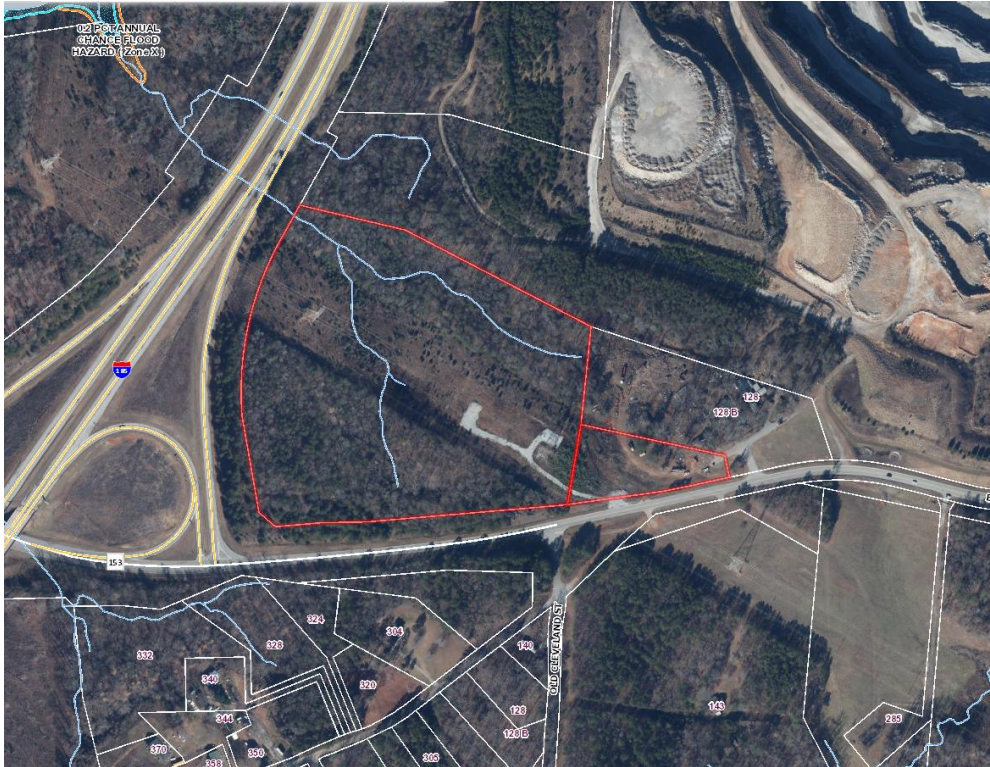
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

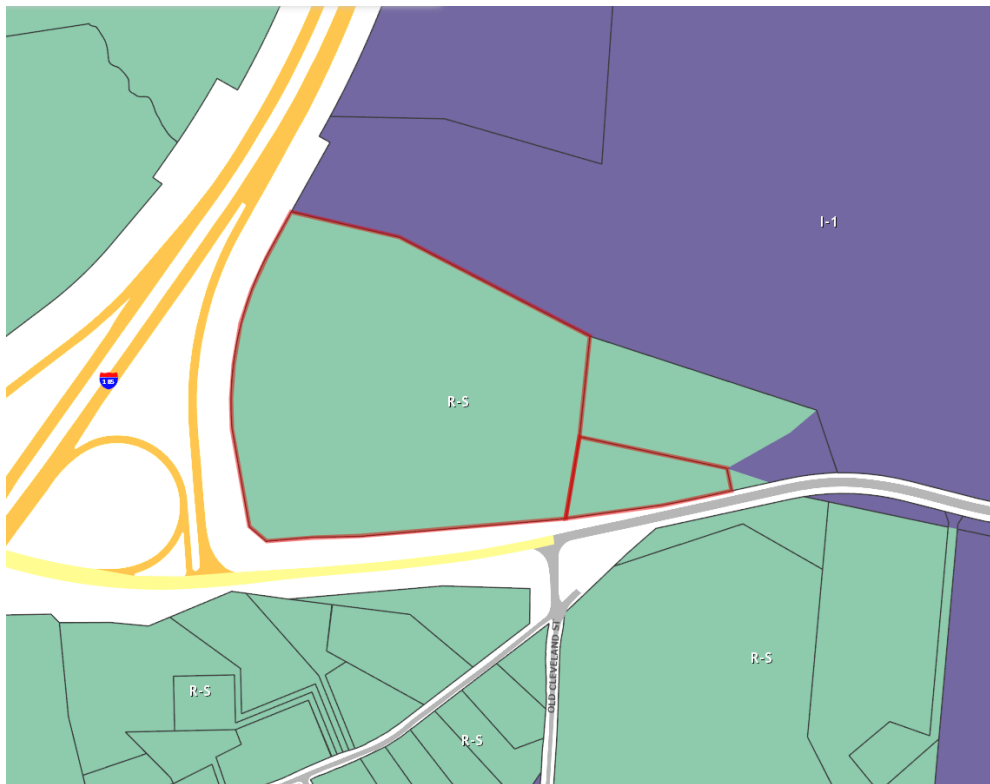
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STAFF RECOMMENDATION:

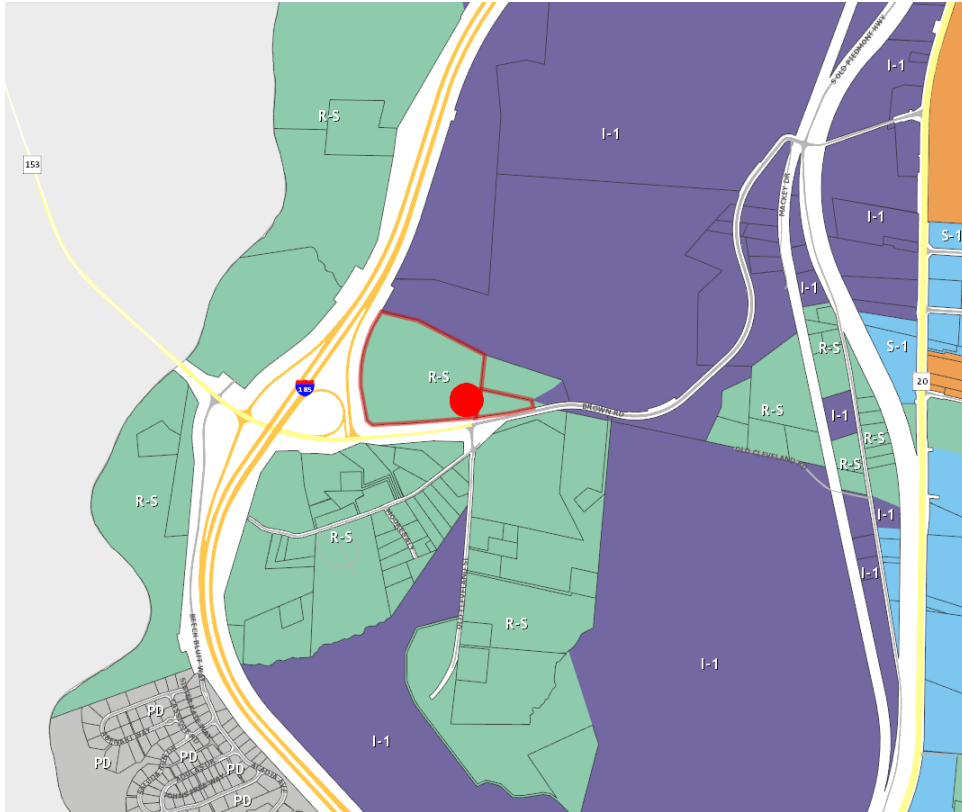
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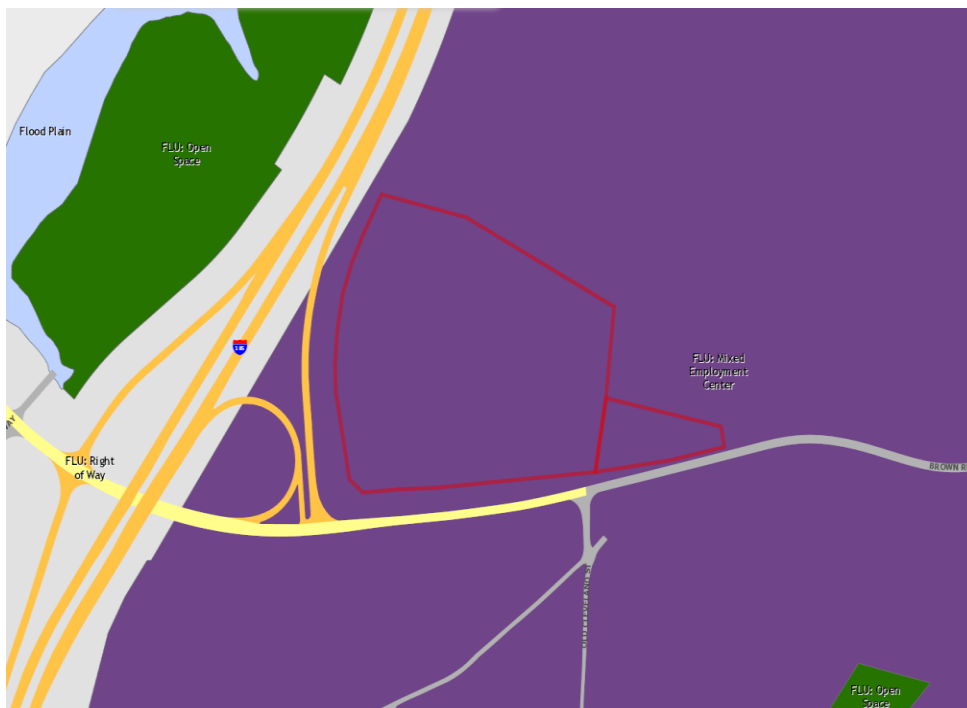
Aerial Photography, 2022



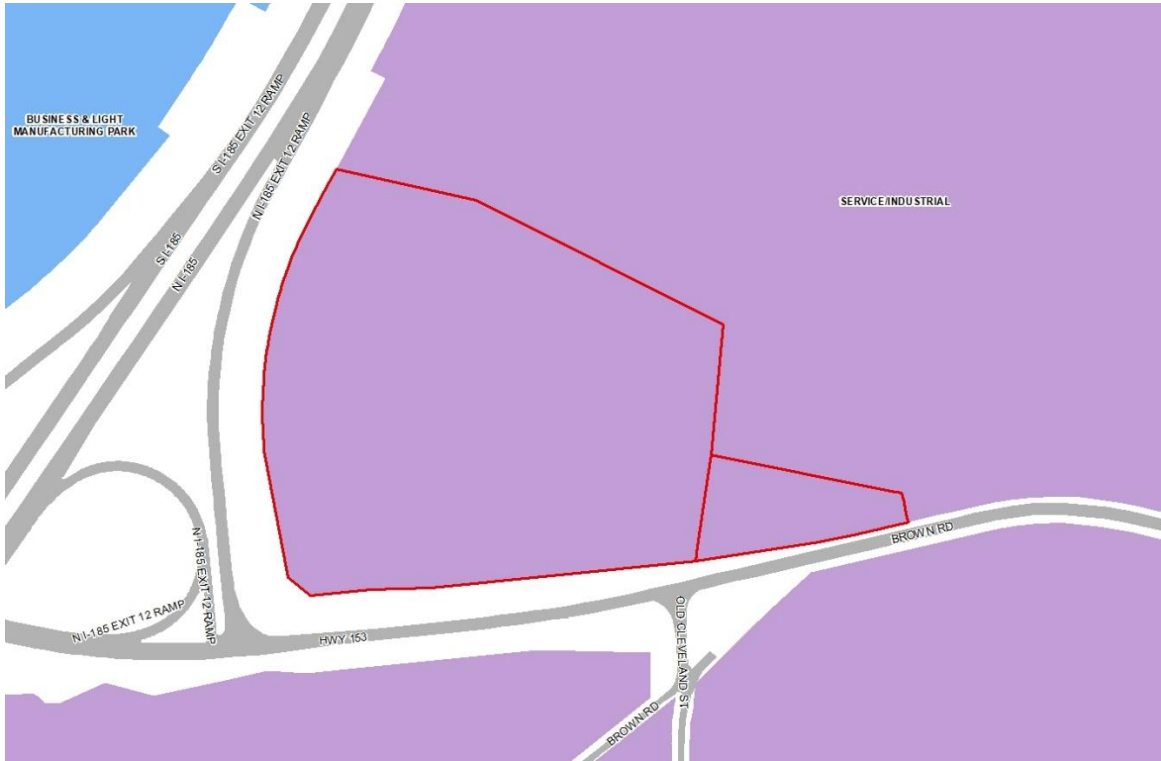
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map