

Zoning Docket from January 8th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-008	Brent Jones of Diversified Properties, Inc. & Jtraks Dropyard LLC 115, 125, & 203 Farmers Cir., Greer, SC 29651 0528030101500, portion of 0528030101202, & portion of 0528030101210 FRD, Flexible Review District to S-1, Services District	18	Denial	Approval 1/24/24	Approval 2/5/24	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 8, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Civil Engineer representing applicant Went through the rezoning to FRD a few years ago and one of the parcels in the adjacent S-1 needs to access their parcel through the area that is zoned FRD <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</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 1.56 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. The subject property is not part of any area or community plans. Farmers Circle is a one-lane County-maintained local road. The parcels have approximately 70 feet of frontage along Farmers Circle. The parcels are approximately 0.4 miles northwest of the intersection of Old Highway 14 S and J Verne Smith Parkway. The property is not along a bus route and there are no sidewalks in the immediate area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Woodland Elementary and Riverside Middle. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a truck terminal. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcels, zoned FRD, Flexible Review District are located along Farmers Circle, a one-lane County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would remove protections assured to residents of Farmers Circle which were conditions of approval for the Flexible Review District rezoning. Staff also feels that allowing a commercial use, especially one utilizing large trucks, to encroach onto the narrow road could pose a safety risk.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.</p>					

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GPC	At the January 24, 2024 Planning Commission Meeting, members voted to recommend approval of the rezoning request based on the adjacent uses and surrounding zoning being mostly service uses and S-1, Services District zoning. The motion passed 5-1.
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