

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			
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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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-008

APPLICANT: Brent Jones of Diversified Properties, Inc. & Jtraks
Dropyard LLC

PROPERTY LOCATION: 115, 125, & 203 Farmers Cir., Greer, SC 29651

PIN/TMS#(s): 0528030101500, portion of 0528030101202, & portion
of 0528030101210

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Truck Terminal

ACREAGE: 1.56

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The parcels were originally zoned R-S, Residential Suburban District in May, 1970 as part of Area 1. A portion of parcel 0528030101500 was rezoned from R-S to S-1, Services District as part of Docket CZ-2009-020. Previous Docket CZ-2020-040 to rezone the remainder properties from R-S to S-1 was denied. Docket CZ-2020-058 to rezone the properties from R-S to FRD, Flexible Review District was approved. There have been no other rezoning requests for the parcel.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Single-Family Residential, Vacant Land
East	R-S, FRD	Single-Family Residential, Vacant Land
South	S-1	Warehousing, Vacant Land
West	S-1	Warehousing, Industrial

WATER AVAILABILITY: Greer CPW

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 not a part of any area or community plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	FRD	0 units/acre	1.56	0 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would allow for 0 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

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.

CONCLUSION:

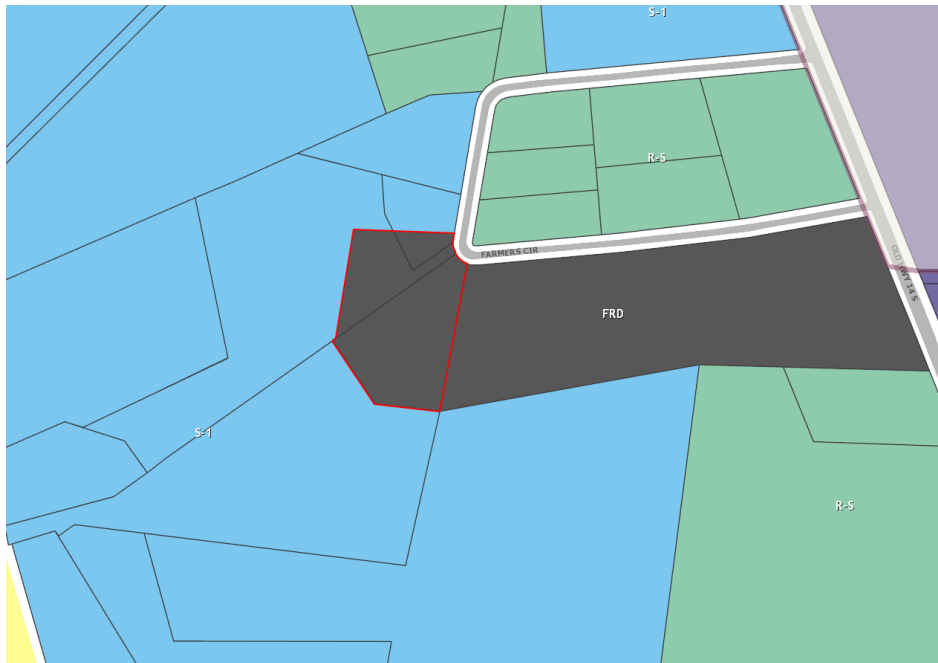
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STAFF RECOMMENDATION:

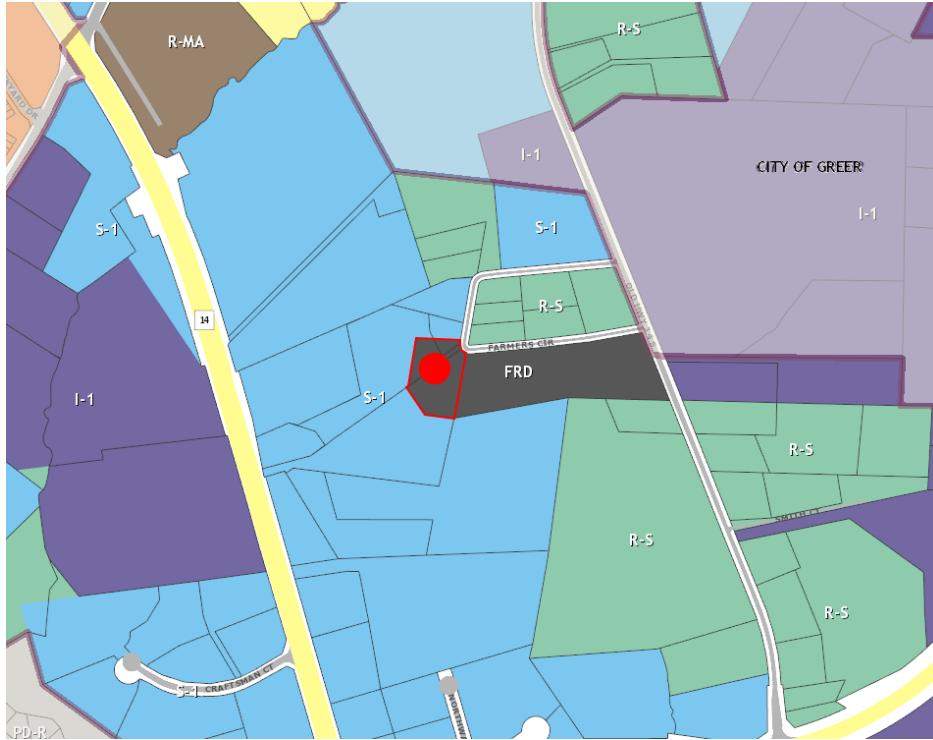
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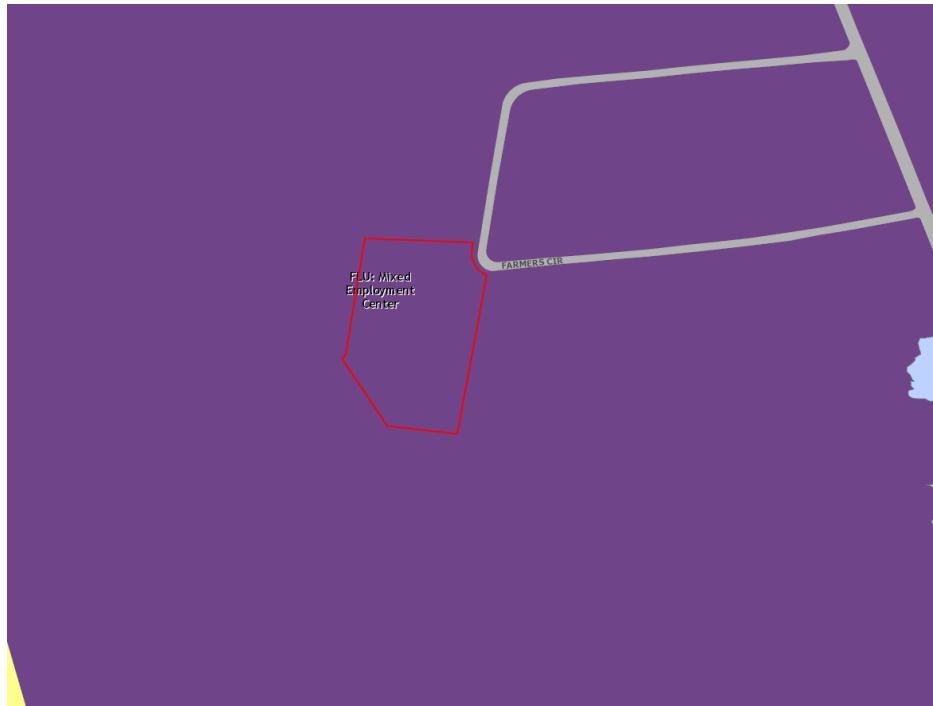
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map