

**Zoning Docket from February 19<sup>th</sup>, 2024 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2024-012</b>	Kamal Desor of R & K Equity, LLC 210 Earle Dr. & Larry Ct., Greenville, SC 29611 0237020201700 R-M20, Multifamily Residential District to C-2, Commercial District	23	Denial			
<b>Public Comments</b>	Some of the general comments made by Speakers at the Public Hearing on February 19, 2024 were: <u>Speakers For:</u> <ol style="list-style-type: none"> <li>1. Applicant                             <ul style="list-style-type: none"> <li>• Wants to provide self-storage solution, feels community needs self-storage solutions, including new apartments that have been built. Believes self-storage will improve living space and there is a lack of self-storage units in the area. Traffic direction will be one way in and one way out. Leyland Cypress trees all the way around. Storage units will be accessed by App. Parcel currently being used for storage. Planning to install a couple hundred storage units.</li> </ul> </li> <li>2. Citizen                             <ul style="list-style-type: none"> <li>• Rental homes being built near area need self-storage. Property acts as buffer between residences. No storage facilities along White Horse Road.</li> </ul> </li> </ol> <u>Speakers Against:</u> <ol style="list-style-type: none"> <li>1. Citizen                             <ul style="list-style-type: none"> <li>• Grew up on Earle Drive, neighborhood has been harmed. Trees acting as buffer have been illegally burned. Earle Drive is one of the few places left where people can afford homes. Multiple sightings of owner on other properties. Industrial operations should be evaluated, sited by Codes, site by Bureau of Air Quality, and Water Quality. Community has continued to be exposed to harmful chemicals. Loud noises of crushing in the middle of the night.</li> </ul> </li> <li>2. Citizen                             <ul style="list-style-type: none"> <li>• Born on Earle Drive, returned to provide Equine therapy to residents. Had to be hospitalized due to living on Earle Drive. Family has been diagnosed with many health conditions. SCDHEC sent notice of violation to applicant. Sounds and smells seem to be the worst at night between 2 – 5 AM. Massive fires break out. Has had to evacuate home due to smells.</li> </ul> </li> <li>3. Citizen                             <ul style="list-style-type: none"> <li>• Advocate for the Community. SCDHEC has multiple violations against property owner. Repeated fires since 2018, harmful evacuations, pollution, County response to events spending County dollars.</li> </ul> </li> <li>4. Citizen                             <ul style="list-style-type: none"> <li>• Moved to Earle Drive in 1980. Residential neighborhood cannot</li> </ul> </li> </ol>					<b>Petition/Letter For:</b>  <u>Against:</u> Email – 1

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	<p>survive the expansion. Earle Drive is only 19 feet wide. Roads are bad due to trucks accessing Scrap Yard from Earle Drive. Fires have deteriorated health. Has lung cancer and is a non-smoker. Many neighbors have passed away from cancer. Has been non-compliant since 2011. Over 200 violations. Many have had to evacuate due to fires.</p> <p>There was approximately 60 people in the audience opposed to the rezoning.</p> <p>List of meetings with staff: N/A</p>	
<b>Staff Report</b>	<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 9.005 acres.</li><li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial &amp; Traditional Neighborhood</i>. The subject property is part of the <u>Riverdale-Tanglewood Community Plan</u>, where it is designated as <i>Mixed Use</i>.</li><li>• Earle Drive is a two-lane, County-maintained local road. The parcel has approximately 398 feet of frontage along Earle Drive. Larry Court is a one-lane, County-maintained local road. The parcel has approximately 365 feet of frontage along Earle Drive. The parcel is approximately 0.21 miles west of the intersection of Earle Drive &amp; White Horse Road (HWY 25). The property is approximately .5 miles away from Bus Route 502. 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. Alexander Elementary is located within one mile of the site.</li><li>• The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a mini-warehouse development.</li></ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-M20, Multifamily Residential District, is located along Earle Drive, a two-lane County-maintained local road and Larry Court, a one-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would permit uses that are not compatible with the area and could create adverse impacts on surrounding properties.</p> <p>Based on these reasons, Staff recommends denial of the requested rezoning to C-2, Commercial District.</p>	



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

**FROM:** Kelsey Mulherin, Planner II

**RE:** CZ-2024-012

**APPLICANT:** Kamal Desor of R & K Equity, LLC

**PROPERTY LOCATION:** 210 Earle Dr. & Larry Ct., Greenville, SC 29611

**PIN/TMS#(s):** 0237020201700

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

**REQUESTED ZONING:** C-2, Commercial District

**PROPOSED LAND USE:** Mini-Warehousing

**ACREAGE:** 9.005

**COUNCIL DISTRICT:** 23 – Mitchell

**ZONING HISTORY:** This parcel was originally zoned R-M in June 1973 as part of Area 4-A. There have been three previous rezoning requests. The first request, CZ-1980-101, from R-M to R-MA was unsuccessful. The second request, CZ-2022-009, from R-M20 to I-1 was withdrawn by the applicant prior to the second reading at County Council. The third request, CZ-2022-080, from R-M20 to S-1 was denied by County Council in regular session.

**EXISTING LAND USE:** Holding area for adjacent scrapyards

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1 & R-M20	Salvage/Junkyard
East	R-M20	Salvage/Junkyard
South	R-10 & R-M20	Single-Family Residential
West	R-M20 & I-1	Vacant Land

**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* with a portion designated as *Traditional Neighborhood*. \*\*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 Riverdale-Tanglewood Community Plan, where it is designated as *Mixed Use*. \*\*Please refer to the Future Land Use Map at the end of the document. \*\*

**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	R-M20	5.8 units/acre	9.005	52 units
Requested	C-2	16 units/acre		144 units

A successful rezoning would allow for 92 more dwelling units than is allowed under the current zoning if submitted as a Mixed-Use Development as defined by Greenville County Zoning Ordinance.

**ROADS AND TRAFFIC:** Earle Drive is a two-lane, County-maintained local road. The parcel has approximately 398 feet of frontage along Earle Drive. Larry Court is a one-lane, County-maintained local road. The parcel has approximately 365 feet of frontage along Earle Drive. The parcel is approximately 0.21

miles west of the intersection of Earle Drive & White Horse Road (HWY 25). The property is approximately .5 miles away from Bus Route 502. There are no sidewalks in the 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. Alexander Elementary is located within one mile of the site.

**CONCLUSION:**

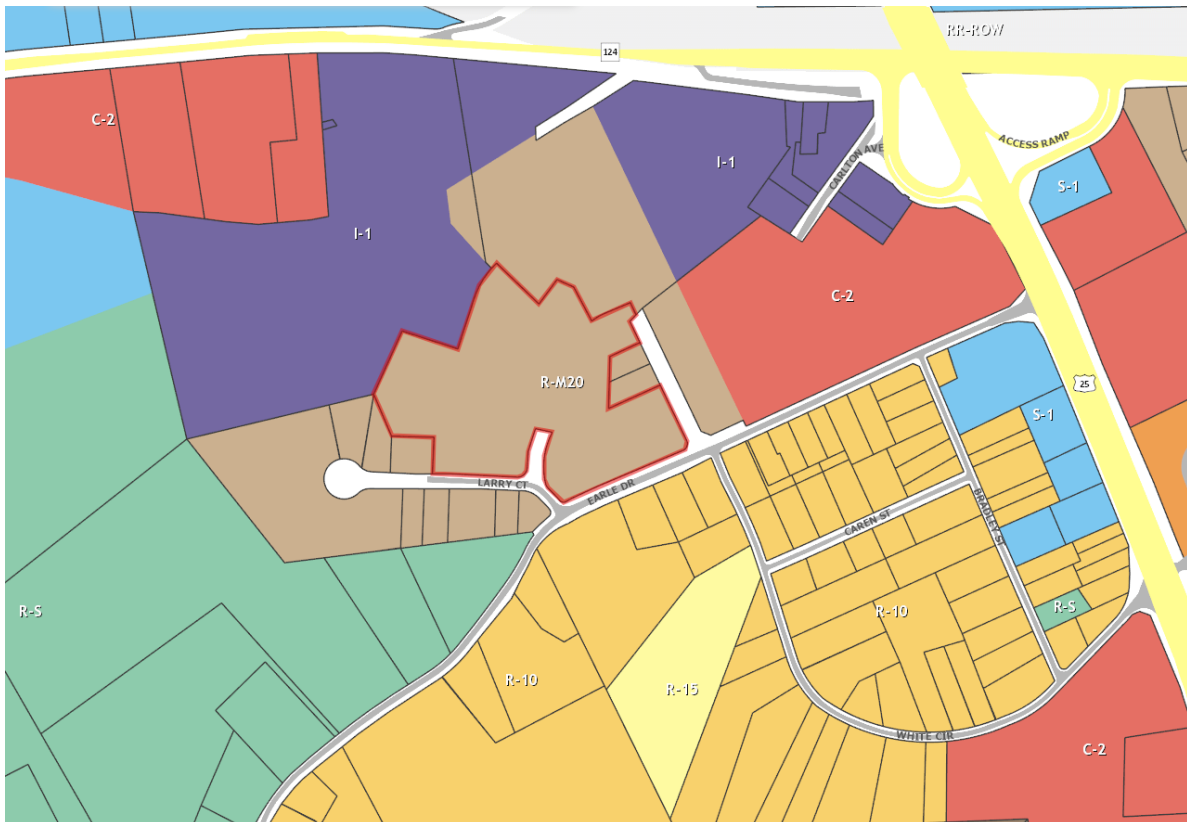
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**RECOMMENDATION:**

Based on these reasons, Staff recommends denial of the requested rezoning to C-2, Commercial District.

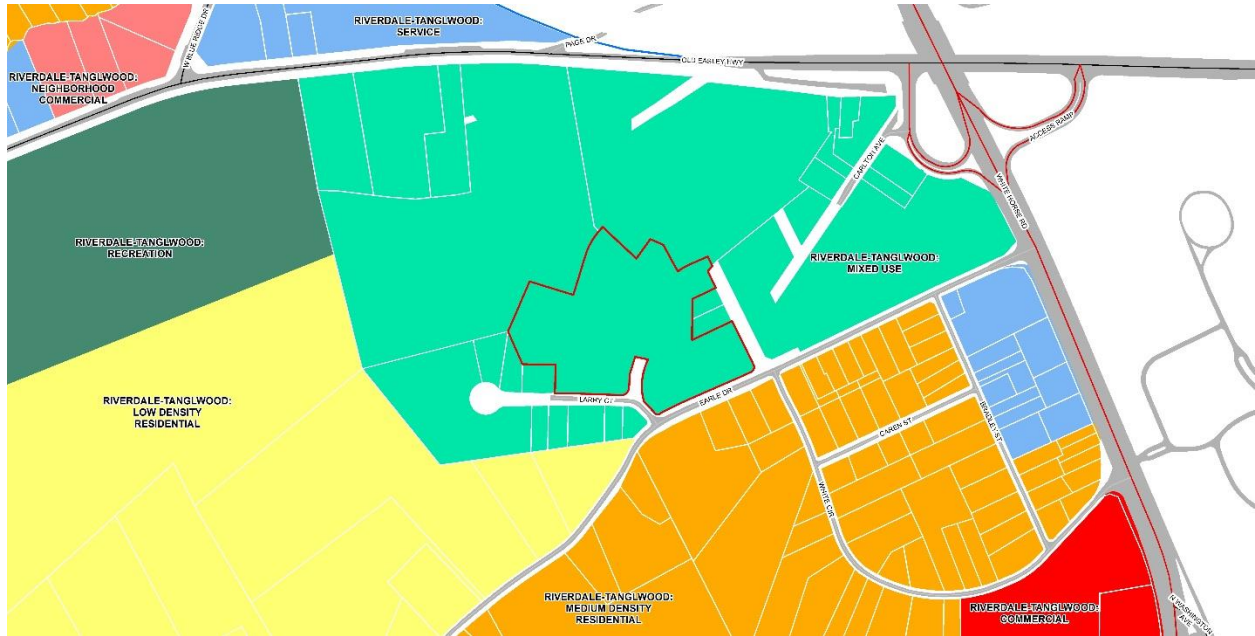


Aerial Photography, 2023



Zoning Map, Zoomed In





Riverdale-Tanglewood Community Plan, Future Land Use Map