

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JANUARY 11, 2016**

DOCKET: AN 2016-01

APPLICANT: Cullum GSP 081, LP

PROPERTY LOCATION: 980 Robinson Road

TAX MAP NUMBER: 5-24-00-051.04 and portion of 5-24-00-051.03

EXISTING ZONING: Unzoned, Spartanburg County

REQUEST: I-1, Industrial

SIZE: 41.58 acres

**COMPREHENSIVE PLAN
RECOMMENDATION:** Employment Center (City of Greer)

ANALYSIS: AN 2016-01

AN 2016-01 is a request to annex and zone property located at 980 Robinson Road in Spartanburg County. The subject property is located at the intersection of Genoble Road and Robinson Road and contains one parcel and a portion of another parcel totaling 41.58 acres. This property is presently vacant and is being used as agricultural pastureland. Surrounding land use and zoning include:

Vacant pastureland and scattered single-family residential development unzoned in Spartanburg County to the north;
Scattered single-family housing and vacant land and the construction of the Berrang Corporation facility unzoned in Spartanburg County to the east;

Vacant land and the Lear Corporation facility zoned I-1 in the City of Greer and vacant land and a single-family dwelling unit unzoned in Spartanburg County to the south; and

Vacant land and scattered single-family development unzoned in Spartanburg County to the west.

This area is located northwest of the Gateway Industrial Park and is identified as an employment center on the Future Land Use map in the City's Comprehensive Plan. This area still rural in nature has begun the transition to service and industrial uses with the availability of sewer. The proposed I-1 zoning is consistent with the Future Land Use Map. Staff has a concern with the width of Genoble Road and would hope that it would be improved in the future. Due to the low traffic volume currently on Genoble Road, it can probably accommodate any traffic generated from the potential development at the subject property heading west to access the Verne Smith Parkway. However, as growth continues in this area, Genoble Road will need to be widened.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2016-01

Motion made by Mr. Martin to approve, seconded by Ms. Jones

Motion carried 5-0