

ZONING DOCKETS FROM THE August 20, 2012 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-20	Tresa Lyle A Street (Poe Mill) NC to C-3 0150000300100	23	D	D	6/4/12 Held 6/18/12 Held 8/20/12 Held	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 14, 2012 were:</p> <p><u>Speakers For</u> (1) Was originally an art studio (2) Would like to continue to say in current economy and market by operating and continuing the current use of a boarding house (3) Have been provided with safe, clean, and affordable housing per a resident (4) C-3 zoning would also allow for future growth and potential in the future</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	<p>The immediate area is characterized by single-family homes (mill village) and various industrial uses. While the Poe Mill property across the street is zoned I-1, Industrial, a community park is planned for the site. In addition, the majority of the remaining property in the area is residential in nature and while the boarding house use is similar, a C-3, Commercial, zoning designation would permit uses not consistent with the established residential area or the proposed park. The structure is not on the historic register, but does have significant local importance due to the Poe Mill. Because this building was the mill office, County Council rezoned the site to NC, Neighborhood Commercial, as the Statement of Intent and Concept Plan stated the structure would be preserved. If rezoned to C-3, Commercial, there is no guarantee of this. Based on these reasons, staff recommends denial of the rezoning request.</p> <p>*The FRD, Flexible Review District, as discussed at the time of application, would permit the proposed use and ensure the preservation of the structure. The application could apply for FRD, Flexible Review District, to include the boarding house and other like uses. This zoning classification may be more in character with the neighborhood.</p>					
P and D Committee 6-4-12	The Planning and Development Committee held the item until such time the applicant could look at the Flexible Review District with staff and additionally, allow the applicant to have her initial rezoning fee deducted from the fee for the Flexible Review District request.					
P and D Committee 6-18-12	The Planning and Development Committee held the item in order to allow the applicant an opportunity to obtain the monies to go forward with requesting the FRD zoning. The difference between her initial fee and the fee to file for FRD is in the vicinity of \$480.00.					
P and D Committee 8-20-12	The Planning and Development Committee held the item until the next Committee meeting in order to give the applicant more time to obtain assistance with the fee to move forward with the FRD rezoning classification.					

DOCKET NUMBER: CZ-2012-20

APPLICANT: Tresa Lyle

PROPERTY LOCATION: A Street

PIN/TMS#(s): 0150000300100

EXISTING ZONING: NC, Neighborhood Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.8

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The subject parcel was originally zoned R-7.5, Single-Family Residential, as part of Area 3 in May 1972. The property was rezoned to C-1, Commercial, in 1993 (CZ-1993-60). In 2005, the property was rezoned to NC, Neighborhood Commercial (CZ-2005-101). The property to the south was rezoned to S-1, Services, in 1988 as CZ-1988-1. There have been no other rezoning requests for the subject site.

EXISTING LAND USE: Mill building used as boarding house/studios

AREA CHARACTERISTICS: Industrial and single-family residential

North – I-1, Industrial, Poe Mill site
West – I-1, Industrial, warehouse and industrial
South – R-7.5, Single-Family Residential, and S-1, Services, office
East – R-7.5, Single-Family Residential, undeveloped

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3 on a Neighborhood Corridor

ROADS: A Street is a 2-lane, SCDOT maintained road with no sidewalks and no road improvements scheduled; Buncombe Street is a 2-lane, SCDOT maintained road with sidewalks on both sides and no road improvements scheduled

TRAFFIC IMPACT: There is no traffic count in the adjacent area. However, the use is not proposed to change from the current use. Therefore, traffic should not be affected significantly.

SUMMARY

The property is currently zoned NC, Neighborhood Commercial. The Statement of Intent for the district states the property will be used for artist studios. However, the building is currently being used as a boarding house, which is not permitted in this zoning district. The property is requested to be rezoned to C-3, Commercial, which allows hotels as a permitted use. A boarding house is classified as a hotel and would be permitted in the C-3, Commercial, district.

CONCLUSION

The immediate area is characterized by single-family homes (mill village) and various industrial uses. While the Poe Mill property across the street is zoned I-1, Industrial, a community park is planned for the site. In addition, the majority of the remaining property in the area is residential in nature and while the boarding house use is similar, a C-3, Commercial, zoning designation would permit uses not consistent with the established residential area or the proposed park. The structure is not on the historic register, but does have significant local importance due to the Poe Mill. Because this building was the mill office, County Council rezoned the site to NC, Neighborhood Commercial, as the Statement of Intent and Concept Plan stated the structure would be preserved. If rezoned to C-3, Commercial, there is no guarantee of this. Based on these reasons, staff recommends denial of the rezoning request.

(Additional information below)*

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