

ZONING DOCKETS FROM AUGUST 22, 2012 GCPC

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-31	Lynn Solesbee for Joel Kirby and James Burriss Feaster Road I-1 to NC 0547030101200	21	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 20, 2012 were:</p> <p><u>Speakers For</u> (1) Applicant's representative showed a presentation depicting the information from the statement of intent and concept plan</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Power Point Against –
Staff Report	The subject property is in an area characterized by a mixture of uses, including industrial and residential. The <i>Imagine Greenville County Comprehensive Plan</i> designates this property as part of an Employment Center, which is characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores. In addition, the site plan for the project complies with the standards for NC, Neighborhood Commercial, and will create a transition between the I-1, Industrial, zoning to the north and the residential uses across Feaster Road. Based on these reasons, Staff recommends approval of the NC, Neighborhood Commercial, request.					

Planning Report

DOCKET NUMBER: CZ-2012-31

APPLICANT: Lynn Solesbee for Joel Kirby and James Burriss

PROPERTY LOCATION: Feaster Road

PIN/TMS#(s): 0547030101200

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: NC, Neighborhood Commercial

ACREAGE: 2

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The subject parcel was originally zoned I-1, Industrial, in May 1971 as part of Area 2. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE: Single-family residence and two storage buildings

AREA CHARACTERISTICS: Industrial and Service uses with several single-family residences along Feaster Road

North: I-1, Industrial, concrete company
East: I-1, Industrial, concrete company
South: R-S, Residential Suburban, single-family residential
West: I-1, Industrial, undeveloped

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District

IMAGINE GREENVILLE PLAN: Employment Center

ROADS: Feaster Road: 2-lane, undivided SCDOT maintained road, with no sidewalks

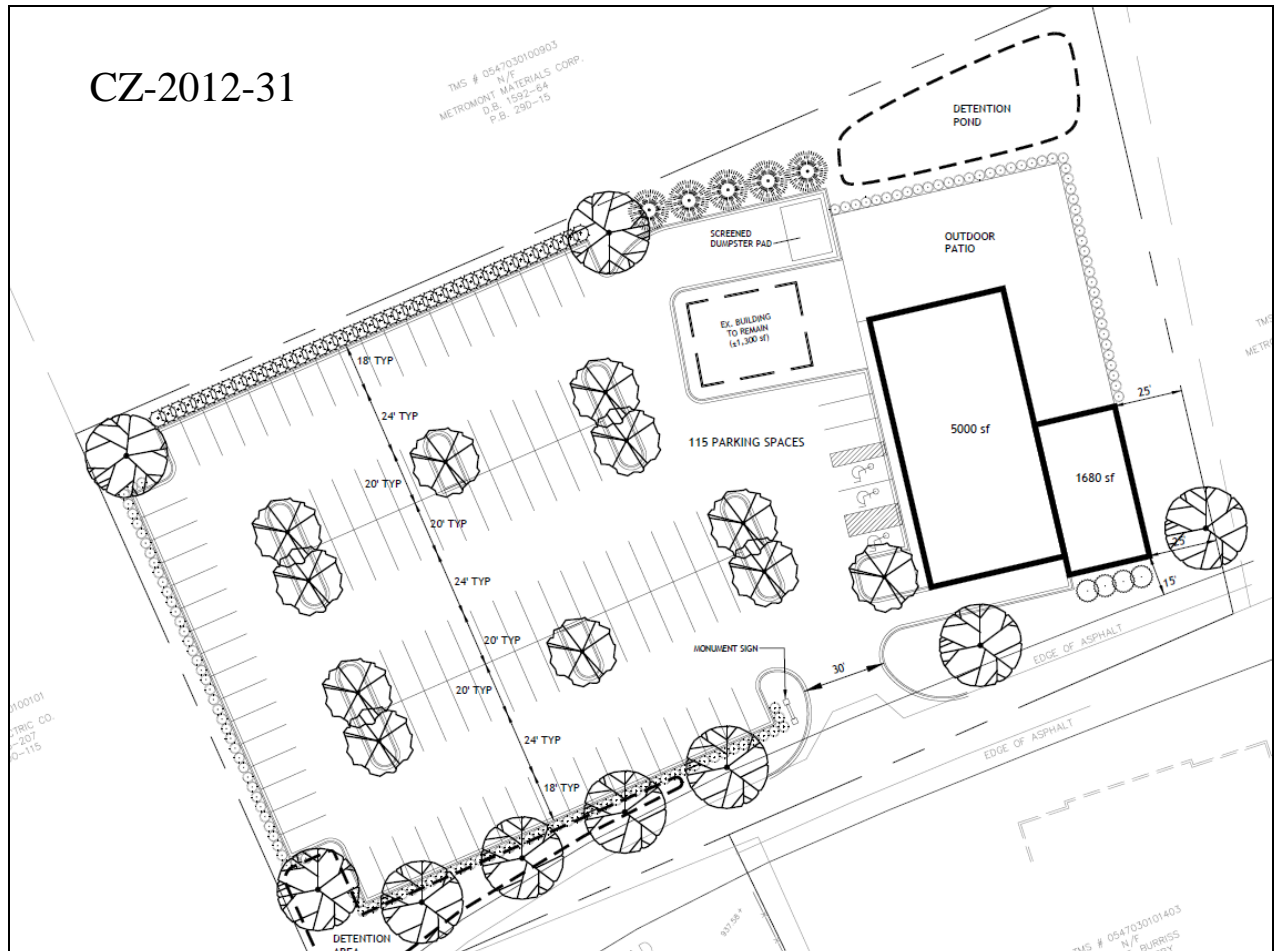
TRAFFIC IMPACT: Traffic generated from the site will increase from the existing single-family residential use. However, the uses in the existing I-1, Industrial, district could generate a similar or increased amount of traffic. There is no traffic count currently available on Feaster Road.

SUMMARY

The parcel is zoned I-1, Industrial, which provides for manufacturing plants, assembly plants, and warehouses. The Statement of Intent and Concept Plan for the proposed NC, Neighborhood Commercial, district would allow the property to be developed into an event space with the following:

Building Area: 6,680 sq ft total for the new building; existing 1,300 sq ft storage building to remain
Parking Spaces: 115

The Statement of Intent for this site also details signage, lighting, and architectural standards for the development (see attached SOI).



CONCLUSION

The subject property is in an area characterized by a mixture of uses, including industrial and residential. The *Imagine Greenville County Comprehensive Plan* designates this property as part of an Employment Center, which is characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores. In addition, the site plan for the project complies with the standards for NC, Neighborhood Commercial, and will create a transition between the I-1, Industrial, zoning to the north and the residential uses across Feaster Road. Based on these reasons, Staff recommends approval of the NC, Neighborhood Commercial, request.

