

ZONING DOCKETS FROM MARCH 27, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-10	Harry James Creasy 145 W. Warehouse Court R-MA to S-1 P015010302600 and P015010302700	20	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</p> <p><u>Speakers For</u> (1) Would like to put a storage building on site for construction business (2) Will screen from adjacent residential lots</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	Staff is of the opinion the requested S-1, Services, is appropriate for the subject site based on the fact the adjacent parcel to the east is zoned I-1, Industrial, and is occupied by an industrial/service use as well as the tracts to the adjacent north. Additionally, Staff is of the opinion the proposed rezoning would not be detrimental to the existing area because S-1, Services can serve as a buffer between the existing residential and the industrial uses. Any development will be required to add a landscape buffer along the property lines that abut residentially zoned parcels. Staff recommends approval of the request.					

Planning Report

DOCKET NUMBER: CZ-2013-10

APPLICANT: Harry James Creasy

PROPERTY LOCATION: 145 W. Warehouse Court (Lot 16A and 17A)

PIN/TMS#(s): P015010302600 and P015010302700

EXISTING ZONING: R-MA, Multifamily Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 0.55

COUNCIL DISTRICT: 20 - Cates

ZONING HISTORY: The subject parcels were originally zoned R-MA, Multifamily Residential, in May 1970 as part of Area 1. There have been no rezoning requests for the subject site.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Predominantly industrial and residential along W. Warehouse Court

North: I-1, Industrial, warehouse
East: I-1, Industrial, industrial storage
South: R-MA, Multifamily Residential, single-family residential and vacant
West: R-MA, Multifamily Residential, single-family residential and vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (minimum of 6 units per acre) with a small portion in a Suburban Community Center (although this center is designed to capture property on the other side of the railroad tracks to the north at Stallings Road and Rutherford Road)

ROADS: West Warehouse Court: two-lane, SCDOT maintained with no sidewalks

TRAFFIC IMPACT

Traffic generated from the site can vary greatly due to the variety of permitted uses in the requested S-1, Services, district. However, the site is just over one-half acre in size. Therefore, traffic should not change significantly if the rezoning is approved. The closest traffic count station is located just east of the site on W. Warehouse Court. The 2011 traffic count was 1,100 average daily trips. Traffic volumes have increased by an average of approximately five percent over the past five years at this location.

SUMMARY

The property is zoned R-MA, Multifamily Residential, a district established to provide for varying population densities. The request is for S-1, Services, which is established to provide a transition between commercial and industrial districts by allowing commercial and service related uses.

CONCLUSION

Staff is of the opinion the requested S-1, Services, is appropriate for the subject site based on the fact the adjacent parcel to the east is zoned I-1, Industrial, and is occupied by an industrial/service use as well as the tracts to the adjacent north. Additionally, Staff is of the opinion the proposed rezoning would not be detrimental to the existing area because S-1, Services can serve as a buffer between the existing residential and the industrial uses. Any development will be required to add a landscape buffer along the property lines that abut residentially zoned parcels. Staff recommends approval of the request.

