

**ZONING DOCKETS FROM MARCH 27, 2013 GCPC MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2013-11</b>	Tommy Thompson W. Warehouse Ct/Waddell Rd R-M20 to I-1 (Portion) P013000200300	20	A	A		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Will tear down existing offices and rebuild on site</li> <li>(2) Not increasing manufacturing business</li> <li>(3) Will screen from adjacent residential uses</li> <li>(4) Similar zoning in the area</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) None</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
<b>Staff Report</b>	<p>Staff is of the opinion the requested I-1, Industrial, is appropriate for the portion of the subject site based on the fact the majority of the site is already zoned I-1, Industrial, and is occupied by an industrial/service use as well as the tracts to the adjacent north and south. The portion of the property zoned R-M20, Multifamily Residential, was added to the site from one of the parcels to the adjacent east thereby creating the split-zoning. Additionally, Staff is of the opinion the proposed rezoning would not be detrimental to the existing area because the site is currently being used and will continue to be used as an office for the industrial/service business on site. Also, the portion of the tract to be rezoned would not allow for a significant expansion of the existing business on site due to the limited size of the entire tract. The business will be required to add a landscape buffer along the property lines that abut R-M20, Multifamily Residential, zoned parcels. Based on these reasons, Staff recommends approval of the I-1, Industrial request for a portion of the tract.</p>					

## **Planning Report**

**DOCKET NUMBER:** CZ-2013-11

**APPLICANT:** Tommy Thompson

**PROPERTY LOCATION:** 611 West Warehouse Court at Waddell Road

**PIN/TMS#(s):** P013000200300 (portion)

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

**REQUESTED ZONING:** I-1, Industrial

**ACREAGE:** 0.9

**COUNCIL DISTRICT:** 20 - Cates

**ZONING HISTORY:** The subject parcel was originally zoned R-M, Multifamily Residential, in May 1970 as part of Area 1. The remainder of the parcel and a portion of the parcel to the adjacent south was rezoned from R-M, Multifamily Residential, to I-1, Industrial, in 1979 as Docket CZ-1979-55. A request to rezone a portion of the adjacent parcel to the south from R-M20, Multifamily Residential, to I-1, Industrial, was approved in 2008 as Docket CZ-2008-9. Staff, Planning Commission and P&D Committee recommended approval of the request.

**EXISTING LAND USE:** Offices and vacant residence for adjacent industrial/service business (Janed Enterprises)

**AREA CHARACTERISTICS:** Predominantly industrial/service along W. Warehouse Court

North: I-1, Industrial, undeveloped and warehouse  
East: R-M20, Multifamily Residential, single-family residential  
South: I-1, Industrial, service use  
West: I-1, Industrial, industrial/service use (Janed Enterprises)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Wade Hampton

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3 (minimum of 6 units per acre)

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

## **TRAFFIC IMPACT**

Traffic generated from the site can vary due to the variety of permitted uses in the requested I-1, Industrial, district. However, the proposed rezoning area is currently a portion of the existing use on site and is slated to remain as an office use. Therefore, traffic should not change if the rezoning is approved. The closest traffic count station is located approximately one-fifth of a mile north on Rutherford Road just west of the intersection with Waddell Road. The 2011 traffic count was 14,800 average daily trips. Traffic volumes have decreased by an average of approximately 4 percent over the past five years at this location.

## **SUMMARY**

The property is zoned R-M20, Multifamily Residential, a district established to provide for varying population densities. The request is for I-1, Industrial, a district established as a district for manufacturing plants, assembly plants, and warehouses.

## **CONCLUSION**

Staff is of the opinion the requested I-1, Industrial, is appropriate for the portion of the subject site based on the fact the majority of the site is already zoned I-1, Industrial, and is occupied by an industrial/service use as well as the tracts to the adjacent north and south. The portion of the property zoned R-M20, Multifamily Residential, was added to the site from one of the parcels to the adjacent east thereby creating the split-zoning. Additionally, Staff is of the opinion the proposed rezoning would not be detrimental to the existing area because the site is currently being used and will continue to be used as an office for the industrial/service business on site. Also, the portion of the tract to be rezoned would not allow for a significant expansion of the existing business on site due to the limited size of the entire tract. The business will be required to add a landscape buffer along the property lines that abut R-M20, Multifamily Residential, zoned parcels. Based on these reasons, Staff recommends approval of the I-1, Industrial request for a portion of the tract.

