

ZONING DOCKETS FROM MARCH 27, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-13	Donald Ausmus Shelter Court/Drive (Greer) I-1 to S-1 0530050101314	21	D	D		
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></p> <ul style="list-style-type: none"> (1) Lots of site constraints including floodplain and power lines which leaves about 3 acres to develop (2) Can't develop site as industrial but would work for indoor go-cart track <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Concerns about traffic from proposed use and it interfering with existing truck traffic on roads (2) Worried about security of businesses in the area (3) Concerned about younger drivers on roads accessing use amongst large trucks in an industrial area (4) Proposed use is not appropriate in an established industrial area 					<p>Petition/Letter</p> <p>For –</p> <p>Against – 4 + Letters</p>
Staff Report	<p>The Imagine Greenville County Future Land Use Map designates this property and surrounding area as an Employment Center. These centers are located strategically throughout the region in order to take advantage of existing infrastructure. These centers draw residents from the local area by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services.</p> <p>The parcel is located within a large area of properties zoned I-1, Industrial, in the County as well as properties to the north across I-85 zoned I-1, Industrial, in the City of Greer. Some of the uses permitted in the S-1, Services, district, may not be appropriate within this industrial area due to potential health, liability, and emergency concerns.</p> <p>Per the Greenville County Zoning Ordinance, the S-1, Services, district is established to provide a transition between commercial and industrial districts. There is no commercial zoning in the area as this parcel lies amongst an industrial zoned area occupied by industrial uses. Staff is of the opinion the I-1, Industrial, zoning remains the appropriate classification for this property and the S-1, Services, request is not appropriate at this location and recommends denial of the request.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-13

APPLICANT: Donald Ausmus

PROPERTY LOCATION: Shelter Court/Drive (Greer)

PIN/TMS#(s): 0530050101314

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 20

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The subject parcel was zoned I-1, Industrial, as part of Area 2 in May 1971. No rezoning requests have been submitted for this parcel.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Various industrial uses
North: I-1, Industrial, industrial uses across I-85 (City of Mauldin)
East: I-1, Industrial, industrial uses, Aiken Chemical Company, Coats and Clark, Inc.
South: I-1, Industrial, Tuffaloy Products, Inc. across Enoree River
West: I-1, Industrial, Industrial uses, Alltrista Plastics Corporation

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan

IMAGINE GREENVILLE PLAN: Employment Center

ROADS: Shelter Court and Drive: two-lane, undivided County maintained roads, with no sidewalks

TRAFFIC IMPACT: Traffic generated from the site could increase due to the uses permitted in the S-1, Services, district. The closest traffic count station is located on Pelham Road to the south near Commerce Center. The 2011 traffic count was 20,100 average daily trips. Traffic volumes have decreased by approximately 3 percent over the past five years at this location. However, the amount of traffic on Pelham Road is not reflective of the traffic impact from this site as the majority of trips are oriented to and from I-85 via E. Philips Road and Hwy. 14.

SUMMARY

The property is zoned I-1, Industrial, which allows for manufacturing plants, assembly plants, offices and warehouses. The request is for S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing various service related and light industrial uses.

CONCLUSION

The Imagine Greenville County Future Land Use Map designates this property and surrounding area as an Employment Center. These centers are located strategically throughout the region in order to take advantage of existing infrastructure. These centers draw residents from the local area by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services.

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