

**ZONING DOCKETS FROM JUNE 26, 2013 GCPC MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-22	Lee and Associates 20 and 101 Lowery Drive R-MA & S-1 to I-1 WG05000200500, WG05000200401, and WG05000200402	25	A	A		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 17, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Would like to refurbish locomotives and carriers by changing them into low emission systems</li> <li>(2) Would like to rezone to better fit the area and enlarge operations</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>
Staff Report	<p>The majority of properties along White Horse Road, the major thoroughfare adjacent to this site, are zoned for non-residential uses and are occupied by various commercial, industrial, and service type uses. The uses allowed in the proposed rezoning request to I-1, Industrial, are consistent with the surrounding land uses and zoning. The property along Old Grove Road to the south of this site is zoned multifamily, but is occupied by single-family residences at varying densities, including several large manufactured home parks to the south and southeast. This property cannot be accessed through these areas. Staff is of the opinion the permitted uses in the I-1, Industrial, district, are consistent with the adjacent uses to the north and in the immediate area of the site and will serve as an appropriate use along the rail corridor. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2013-22

**APPLICANT:** Lee and Associates

**PROPERTY LOCATION:** 20 and 101 Lowery Drive (being renamed Locomotive Way)

**PIN/TMS#(s):** WG05000200500, WG05000200401, and WG05000200402

**EXISTING ZONING:** R-MA, Multifamily Residential and S-1, Services

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

**ACREAGE:** 13

**COUNCIL DISTRICT:** 25 - Gibson

**ZONING HISTORY:** The property was originally zoned R-MA, Multifamily Residential and S-1, Services, as part of Area 2 in May 1971. The property to the adjacent east was rezoned from S-1, Services, to I-1, Industrial, in 2000 (CZ-2000-02).

**EXISTING LAND USE:** Industrial (warehouse and locomotive repair)

**AREA CHARACTERISTICS:** Industrial, service, and residential uses

North: S-1, Services, various service and industrial uses  
East: I-1, Industrial, paving company  
South: R-MA, Multifamily Residential, manufactured home park  
West: R-MA, Multifamily Residential, single-family residences, and S-1, Services, single-family residence

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Gantt

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2

**ROADS:** Lowery Drive (Locomotive Way): 2-lane, County maintained road with no sidewalks

**TRAFFIC IMPACT:** Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested I-1, Industrial District; however, the use on site is already developed. The closest traffic count station is located approximately one-quarter mile to the south on Old Grove Road. The 2011 traffic count was 4,100 average daily trips. Traffic volumes have increased by approximately 8 percent over the past 5 years at this location.

**SUMMARY**

The majority of the property is zoned S-1, Services, a district established to provide a transition between commercial and industrial districts. A small portion of the property is zoned R-MA, Multifamily Residential, a district established to provide for high population density. The request is for I-1, Industrial, a district established for manufacturing plants, assembly plants and warehouses.

## **CONCLUSION**

The majority of properties along White Horse Road, the major thoroughfare adjacent to this site, are zoned for non-residential uses and are occupied by various commercial, industrial, and service type uses. The uses allowed in the proposed rezoning request to I-1, Industrial, are consistent with the surrounding land uses and zoning. The property along Old Grove Road to the south of this site is zoned multifamily, but is occupied by single-family residences at varying densities, including several large manufactured home parks to the south and southeast. This property cannot be accessed through these areas. Staff is of the opinion the permitted uses in the I-1, Industrial, district, are consistent with the adjacent uses to the north and in the immediate area of the site and will serve as an appropriate use along the rail corridor. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.

