

ZONING DOCKETS FROM AUGUST 28, 2013 PLANNING COMMISSION MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-34	Lynn A. Solesbee Augusta Arbor Way C-2 to I-1 0593040102501 and 0593040102502	25	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</p> <p><u>Speakers For</u> (1) Applicant represents TransTech business across street who would like to expand (2) They are planning to close that portion of Augusta Arbor Way</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	This area is characterized by industrial and service uses as well as commercial uses along the Augusta Road corridor. The subject property has no direct access to the Interstate ramp nor Augusta Road. Therefore, the only way to access this property is on Augusta Arbor Way. The applicant is proposing to close a portion of August Arbor Way in front of this site to expand the I-1 use onto this property. As it is designated within a Regional Center and in an Employment Center, I-1 zoning is appropriate at this location. Staff is of the opinion the permitted uses in the I-1 district are consistent with the adjacent uses in the immediate area of the site. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.					

Planning Report

DOCKET NUMBER: CZ-2013-34

APPLICANT: Lynn A. Solesbee

PROPERTY LOCATION: Augusta Arbor Way

PIN/TMS#(s): 0593040102501 and 0593040102502

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: I-1, Industrial District

ACREAGE: 4.5

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The property was originally zoned C-2 as part of Area 2 in 1971.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	C-2	Undeveloped
East	I-1	TransTech (Industrial)
South	N/A	I-185
West	N/A	I-185

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer Sub District

IMAGINE GREENVILLE PLAN: Regional Center within an Employment Center

ROADS: August Arbor Way: 2-lane, SCDOT maintained road with no sidewalks

TRAFFIC IMPACT: Traffic should remain fairly steady on site if rezoned. The closest traffic count station is located approximately one-quarter mile to the north. The 2011 traffic count was 1,750 average daily trips. Traffic volumes have remained steady over the past 5 years at this location.

SUMMARY

The property is zoned C-2, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile and for the convenience of local residents. The request is for I-1, Industrial, a district established for manufacturing plants, assembly plants and warehouses.

CONCLUSION

This area is characterized by industrial and service uses as well as commercial uses along the Augusta Road corridor. The subject property has no direct access to the Interstate ramp nor Augusta Road. Therefore, the only way to access this property is on Augusta Arbor Way. The applicant is proposing to close a portion of August Arbor Way in front of this site to expand the I-1 use onto this property. As it is designated within a Regional Center and in an Employment Center, I-1 zoning is appropriate at this location. Staff is of the opinion the permitted uses in the I-1 district are consistent with the adjacent uses in the immediate area of the site. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval. The Planning Commission recommends approval.

