

**ZONING DOCKETS FROM APRIL 23, 2014 GCPC Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-16	Site Design for Culvin Enterprises, LLC, Joe Brookshire III, and Natalie Brookshire Locust Hill Road 0632010103300, 0632010103200, and 0632010103301 NC & R-S to C-1	18	Approval	Denial 4-23-14		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 14, 2014 were:</b></p> <p><u>Speakers For:</u>                      Greenville Tech Foundation wants to control development in the immediate vicinity, therefore purchased the lots. Will hold properties, clean them up, and then hopefully sell them to Greenville Tech for future use. C-1 zoning gives college some flexibility if they decide to construct more commercial related businesses. Should Greenville Tech not purchase the properties, the C-1 district will make the properties more marketable for the Greenville Tech Foundation to sell. Site allows for good buffer from adjacent S-1.</p> <p><u>Speakers Against</u>                      None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject properties are comprised of three parcels, two zoned R-S (Residential Suburban), and one split zoned R-S and NC (Neighborhood Commercial). The applicant is requesting to rezone all three properties to C-1 (Commercial). The C-1 District is established to provide commercial establishments for the convenience of local residents.</p> <p>A portion of TMS 0632010103300 was rezoned from R-S to N-C in 2006. The rezoning request was made by the applicant to allow the property to be used for home school/tutoring, including a 4-H youth program, with space for a greenhouse, classroom, storage space, office and break room. A 1300 square foot country house was to be utilized as a small country store selling produce and furniture.</p> <p>It is staff's opinion the requested zoning is appropriate for these parcels, as commercial and service uses to the north, south, and west have set a precedent for this area to be developed as a commercial node. Therefore staff recommends approval of the request to rezone these properties to C-1.</p>					

**DOCKET NUMBER:** CZ-2014-16

**APPLICANT:** Site Design for Culvin Enterprises, LLC, Joe Brookshire, III, and Natalie Brookshire

**PROPERTY LOCATION:** Locust Hill Road

**PIN/TMS#(s):** 0632010103300, 0632010103200, and 0632010103301

**EXISTING ZONING:** NC, Neighborhood Commercial and R-S, Residential Suburban

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 5.21

**COUNCIL DISTRICT:** 18 – Baldwin

**ZONING HISTORY:** The parcels were originally zoned R-S in June of 2001 (Area 16)  
A portion of TMS 0632010103300 was re-zoned NC in 2006

**EXISTING LAND USE:** 0632010103300: Single-family house and farm uses  
0632010103200: Farm uses  
0632010103301: Single family house

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Office uses
East	R-S	Greenville Tech Campus
South	Unzoned	Medical office, Single family houses (2), Vacant
West	C-1	Gas station

**WATER AVAILABILITY:** Blue Ridge Rural Water System

**SEWER AVAILABILITY:** None

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

**ROADS:** Locust Hill Road: 3-lane State-maintained minor arterial;  
West Mcelhaney Road: 3-lane State-maintained major collector

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase by virtue of developing the site for commercial use. The closest traffic count was conducted on Locust Hill Road in 2012, approximately 800 feet southeast of the subject site. The station counted 15,900 average daily traffic trips, which represented a 1.3% decrease from the previous year and 4.4% decrease over the previous five (5) years.

**SUMMARY:**

The subject properties are comprised of three parcels, two zoned R-S (Residential Suburban), and one split zoned R-S and NC (Neighborhood Commercial). The applicant is requesting to rezone all three properties to C-1 (Commercial). The C-1 District is established to provide commercial establishments for the convenience of local residents.

The property to the north of the subject properties is zoned S-1 (Service) and is occupied as office space for multiple tenants. The property to the east of the subject property is zoned R-S, and is occupied by Greenville Technical College. The properties across Locust Hill Road to the south of the subject properties are unzoned, and are occupied by multiple uses, including a medical office and single family houses. The property across West Mcelhaney Road to the west of the subject properties is zoned C-1, and is currently occupied by a Citgo gas station.

The subject property does not have sewer connection, and is not located within any sewer district boundaries. However, Taylors Fire and Sewer District has a line that runs parallel with the subject properties along the south side of Locust Hill Road.

A portion of TMS 0632010103300 was rezoned from R-S to N-C in 2006. The rezoning request was made by the applicant to allow the property to be used for home school/tutoring, including a 4-H youth program, with space for a greenhouse, classroom, storage space, office and break room. A 1300 square foot country house was to be utilized as a small country store selling produce and furniture.

**CONCLUSION:**

It is staff's opinion the requested zoning is appropriate for these parcels, as commercial and service uses to the north, south, and west have set a precedent for this area to be developed as a commercial node. Therefore staff recommends approval of the request to rezone these properties from the NC and R-S Districts to the C-1 District. The Planning Commission recommended denial.

