

# ZONING DOCKET FROM May 28, 2014 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2014-18</b>	William Henderson for John D. Hollingsworth on Wheels 897 N. Main Street, Mauldin M010040100802 R-12 to S-1	24	Approval	Approval 5-28-14		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were:</b></p> <p><u>Speakers For:</u> Old industrial building; was incorrectly zoned. S-1 is correct zoning. Purpose to sell properties and give 100% proceeds away.</p> <p><u>Speakers Against</u> Mr. Hollingsworth made guarantees that nothing adverse would happen on property. Concern about combination with lot to north. Screening, stormwater, and septic concerns. Will support if developer reaches out.</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject property is a developed parcel of land located on the northwest corner of Main Street (Laurens Road/U.S. 276) and Knollwood Drive. It has approximately 150 feet of frontage on Laurens Road. The property is currently zoned R-12 (Single-Family Residential); this application is requesting to rezone to S-1 (Services). This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.</p> <p>The property to the north of the subject property is zoned O-D (City of Mauldin) and is currently occupied by Upstate Golf Carts. The property to the east of the subject property is zoned S-1 (Services) and is currently occupied by CF Sauer Company. The property to the south of the subject property is zoned C-2 (Commercial) is currently occupied by K&amp;N Auto Sales. The properties to the west of the subject property are zoned R-12 (Single-Family Residential) and are currently occupied by single-family residences.</p> <p>The subject property was in use as Hollingsworth on Wheels Shop, where they worked on textile machinery and repaired parts for over 40 years. The site has been vacant since they closed the shop in 2009. Hollingsworth Funds is requesting rezoning of the property to align zoning with the former use.</p>					

## Planning Report

**DOCKET NUMBER:** CZ-2014-18

**APPLICANT:** William Henderson for John D. Hollingsworth on Wheels

**PROPERTY LOCATION:** 897 North Main Street, Mauldin, SC 29607

**PIN/TMS#(s):** M010040100802

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 1.50

**COUNCIL DISTRICT:** 24 - Seman

**ZONING HISTORY:** The portion of the parcel was zoned in June 1968 as part of the City of Mauldin, the rest of the parcel was zoned in May 1971 as part of Area 2.

**EXISTING LAND USE:** Vacant warehouse

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	O-D	Upstate Golf Carts (City of Mauldin)
East	S-1	Right of way for Laurens Road (US 276); farther east is CF Sauer Company
South	C-2	Right of way for Knollwood Drive; farther south is K&N Auto Sales
West	R-12	Single-family residences

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Septic - Metropolitan Sewer Sub District available

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3

**ROADS:** Laurens Road: Federal-maintained minor arterial  
Clearview Drive: 2-lane County-maintained local road

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase by virtue of a business occupying the building. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Laurens Road in 2012, approximately one mile north-northwest of the subject site. The station counted 27,100 average daily traffic trips, which represented a 2% increase from the previous year and a 0.3% decrease over the previous five (5) years.

**SUMMARY:** The subject property is a developed parcel of land located on the northwest corner of Main Street (Laurens Road/U.S. 276) and Knollwood Drive. It has

approximately 150 feet of frontage on Laurens Road. The property is currently zoned R-12 (Single-Family Residential); this application is requesting to rezone to S-1 (Services). This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

The property to the north of the subject property is zoned O-D (City of Mauldin) and is currently occupied by Upstate Golf Carts. The property to the east of the subject property is zoned S-1 (Services) and is currently occupied by CF Sauer Company. The property to the south of the subject property is zoned C-2 (Commercial) is currently occupied by K&N Auto Sales. The properties to the west of the subject property are zoned R-12 (Single-Family Residential) and are currently occupied by single-family residences.

The subject property was in use as Hollingsworth on Wheels Shop, where they worked on textile machinery and repaired parts for over 40 years. The site has been vacant since they closed the shop in 2009. Hollingsworth Funds is requesting rezoning of the property to align zoning with the former use.

**CONCLUSION:**

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because the site had been in use for many years. Furthermore, multiple service, industrial, and commercial uses exist within a short distance from the subject property in three directions. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-12 district to the S-1 district. The Planning Commission recommended approval.



