

ZONING DOCKET FROM May 28, 2014 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-22	Lawrence Fischer for Washington Partners, LLC 490-498 Garlington Road 0547030100106, 0547030100153, 0547030100154, 0547030100155, 0547030100156, 0547030100157 I-1 to S-1	21	Approval	Approval 5-28-14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were:</p> <p><u>Speakers For:</u> Five buildings, majority office use. Same uses will continue, rezone S-1 to acquire additional tenants.</p> <p><u>Speakers Against</u> None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The six subject parcels contain the development center known as Garlington Point, which houses multiple uses, including, but not limited to; parking facilities, engineering services, a hair salon, and a cleaning company.</p> <p>The six subject parcels are currently zoned I-1 (Industrial); this application is requesting to rezone all six parcels to S-1 (Services). The S-1 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 parcel across Garlington Road to the north, referenced as 481 Garlington Road, was rezoned from R-M (Residential Multifamily) to S-1 (Services) as Docket CZ-1998-115. The request was approved by County Council in December 1998.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-22

APPLICANT: Lawrence Fischer for Washington Partners, LLC

PROPERTY LOCATION: 490-498 Garlington Road, near the intersection of Roper Mountain Road

PIN/TMS#(s): 0547030100106, 0547030100153, 0547030100154, 0547030100155, 0547030100156, and 0547030100157

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 2.59

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: All six parcels were zoned I-1 in May 1971 as part of Area 2

EXISTING LAND USE: Garlington Point (mixed use)

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 and I-1	Mix of retail and services uses
East	I-1	Industrial uses
South	I-1	Industrial uses
West	I-1	Industrial uses

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Yes

IMAGINE GREENVILLE PLAN: Employment Center

ROADS: Garlington Road: Two lane State-maintained major collector

TRAFFIC IMPACT: Traffic generated from the site would be expected to remain constant. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Garlington Road in 2012, approximately 2,700 feet southwest of the subject site. The station counted 13,500 average daily traffic trips, which represented no change from the previous year. Traffic counts at this location are unavailable prior to 2011.

SUMMARY:

The six subject parcels contain the development center known as Garlington Point, which houses multiple uses, including, but not limited to; parking facilities, engineering services, a hair salon, and a cleaning company.

The six subject parcels are currently zoned I-1 (Industrial); this application is requesting to rezone all six parcels to S-1 (Services). The S-1 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 parcel across Garlington Road to the north, referenced as 481 Garlington Road, was rezoned from R-M (Residential Multifamily) to S-1 (Services) as Docket CZ-1998-115. The request was approved by County Council in December 1998.

CONCLUSION:

It is staff's opinion that the requested zoning classification allows for consistency with current uses on the subject parcels. The requested zoning is also consistent with adjacent zoning to the north, across Garlington Road. Therefore, based on these reasons, staff recommends approval of this application to rezone from the I-1 district to the S-1 district. The Planning Commission recommended approval.

