

ZONING DOCKET FROM THE 6-25-14 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-26	Jake Van Gieson for Samuel Duane Phillips West Phillips Road and Johns Road 0530050101400 R-S to S-1	21	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 16, 2014 were:</p> <p><u>Speakers For:</u> Surrounded by industrial and service. Not likely to be used for residential. Best used as service.</p> <p><u>Speakers Against</u></p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel is an undeveloped parcel of land located on the northwest corner of W Phillips Road and Johns Road. It has approximately 1,500 feet of total road frontage. The property is currently zoned R-S (Residential Suburban); this application is requesting to rezone 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 applicant is requesting rezoning of the property to allow for the proposed use as stated, "Embroidery, engraving, and other personalization of consumer goods".</p> <p>The subject property is located within the GSP Airport Environs Protective Area (AP). The "AP" designation is intended to restrain influences which are adverse to the proper and safe conduct of aircraft operations in the vicinity of airports, to prevent creation of conditions hazardous to aircraft operations, and to encourage development which is compatible with airport use characteristics within the intent and purpose of zoning.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-26

APPLICANT: Jake Van Gieson for Samuel Duane Phillips

PROPERTY LOCATION: West Phillips Road and Johns Road

PIN/TMS#(s): 0530050101400

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 15.80

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The parcel was zoned in May 1970 as part of Area 1.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Service uses (City of Greer)
East	I-1	Right of way for Johns Road; further east is Greenville Business Center
South	S-1	Right of Way for Johns Rd; further south is Greenville Business Center (City of Greer)
West	S-1	Service uses (City of Greer)

WATER AVAILABILITY: Greer Commission of Public Works

SEWER AVAILABILITY: Metropolitan Sewer Sub District available but capacity unknown.

IMAGINE GREENVILLE: Employment Center

ROADS: W Phillips Road: Two-lane City of Greer-maintained minor collector
Johns Road: Two-lane County-maintained minor collector

TRAFFIC IMPACT: Traffic generated from the site is expected to increase by virtue of a business occupying the site. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Dry Pocket Road in 2012, approximately 6,800 feet southwest of the subject site. The station counted 1,700 average daily traffic trips, which represented a 3% increase from the previous year and a 6% increase over the previous five (5) years.

SUMMARY: The subject parcel is an undeveloped parcel of land located on the northwest corner of W Phillips Road and Johns Road. It has approximately 1,500 feet of total road frontage. The property is currently zoned R-S (Residential Suburban);

this application is requesting to rezone 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 applicant is requesting rezoning of the property to allow for the proposed use as stated, "Embroidery, engraving, and other personalization of consumer goods".

The subject property is located within the GSP Airport Environs Protective Area (AP). The "AP" designation is intended to restrain influences which are adverse to the proper and safe conduct of aircraft operations in the vicinity of airports, to prevent creation of conditions hazardous to aircraft operations, and to encourage development which is compatible with airport use characteristics within the intent and purpose of zoning.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because multiple service, industrial, and commercial uses exist adjacent to or within a short distance from the subject property in all 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 recommends approval.

