

Zoning Docket from August 27, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-30	Larry Strange for LSTB, LLC. 5215 Old Augusta Road, 1 Fork Shoals Road, and Churchill Circle 0391000100400, 0391000100500, 0391000100600, 0391000100700 C-2 & R-12 to S-1	25	Approval	Approval		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 18, 2014 were: <u>Speakers For:</u> Applicant spoke in favor. Would like rezoning to expand current use to manufacture fencing and gates. Hours of operation M-F, 8-5. Business employs 11 people. <u>Speakers Against</u> None					Petition/Letter <u>For:</u> None <u>Against:</u> None
Staff Report	<p>This application to rezone consists of four separate parcels, Lots 3 through 6; all located within the Augusta Acres subdivision. The subject properties include three parcels occupied by Greenville Fence, fronting on Old Augusta Road and Fork Shoals Road (Lots 3-5); and one parcel which is undeveloped and located on Churchill Road (Lot 6). The properties have approximately 750 feet of total road frontage. The properties are currently zoned C-2 (Commercial) and R-12 (Single Family Residential); this application is requesting to rezone all four 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 applicant is requesting rezoning of the property to expand his business, known as Greenville Fence Sales, Inc. The original request was to rezone only Lot 6 from R-12 to C-2, to match the current zoning of C-2 on Lots 3-5. However, through research staff feels that the current use of Lots 3-5 better aligns to that of the uses allowable in the S-1 district. Greenville Fence, Inc. has out-grown Lots 3-5, and would like to use Lot 6 for warehousing purposes.</p>					

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	<p>Protective Covenants were made known to staff regarding the Augusta Acres subdivision. According to those covenants, the subject properties shall be used for business, community, civic, school, or residential purposes.</p>
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Planning Report

DOCKET NUMBER: CZ-2014-30

APPLICANT: Larry Strange for LSTB, LLC

PROPERTY LOCATION: 5215 Old Augusta Road, 1 Fork Shoals Road, and Churchill Circle
Lots 3-6, Augusta Acres

PIN/TMS#(s): 0391000100400, 0391000100500, 0391000100600, 0391000100700

EXISTING ZONING: C-2, Commercial & R-12, Single Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: +/- 2.00

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was zoned in May 1971 as part of Area 2.

EXISTING LAND USE: Retail/Mercantile, Industrial Service, Warehousing, Undeveloped

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2 & R-12	Commercial and Single Family residential
East	R-12	Single Family residential
South	R-12	Right of Way for Churchill Circle; further south is Single Family residential
West	S-1, C-1, R-MA & C-2	Right of Way for Old Augusta Road and Right of way for Fork Shoals Road; further west is undeveloped and a gas station

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District is available if elevations will allow. Capacity will need to be verified.

IMAGINE GREENVILLE: Residential Land Use 3

ROADS: Churchill Circle: Two-lane State-maintained local

TRAFFIC IMPACT: Traffic generated from the site is not expected to increase significantly, as there is currently a business occupying the site and the proposed expansion will be for warehousing purposes. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Old Augusta Road in 2012, approximately 720 feet southwest of the subject site. The station counted 2,000 average daily traffic trips, which represented a 15% increase from the previous year yet a 10% decrease over the previous five (5) years.

SUMMARY:

This application to rezone consists of four separate parcels, Lots 3 through 6; all located within the Augusta Acres subdivision. The subject properties include three parcels occupied by Greenville Fence, fronting on Old Augusta Road and Fork Shoals Road (Lots 3-5); and one parcel which is undeveloped and located on Churchill Road (Lot 6). The properties have approximately 750 feet of total road frontage. The properties are currently zoned C-2 (Commercial) and R-12 (Single Family Residential); this application is requesting to rezone all four 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 applicant is requesting rezoning of the property to expand his business, known as Greenville Fence Sales, Inc. The original request was to rezone only Lot 6 from R-12 to C-2, to match the current zoning of C-2 on Lots 3-5. However, through research staff feels that the current use of Lots 3-5 better aligns to that of the uses allowable in the S-1 district. Greenville Fence, Inc. has out-grown Lots 3-5, and would like to use Lot 6 for warehousing purposes.

Protective Covenants were made known to staff regarding the Augusta Acres subdivision. According to those covenants, the subject properties shall be used for business, community, civic, school, or residential purposes.

CONCLUSION:

It is staff's opinion that the properties fronting along Old Augusta Road and Fork Shoals Road are more appropriately aligned with that of a service district, as Greenville Fence is a commercial use which sells merchandise that requires storage in warehouses or outdoor areas.

Regarding the property fronting Churchill Road (Lot 6), staff would not normally advocate encroachment of non-residential uses in residential areas, however in this situation a case can be made for doing so. Existing covenants on the property spell out non-residential uses as allowable on Lot 6. As well, the uses in the S-1 district shall be conducted in such a manner as described in the summary above, which provides some level of protection to neighboring properties. Based on these reasons, staff recommends approval of the request to rezone these four parcels from C-2 (Commercial) and R-12 (Residential) to S-1 (Services). The Planning Commission recommended approval.

