

Zoning Docket from August 27, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-35	Roger H. Patterson for Patterson Realty Donaldson Road and Kascar Place 0401000200500 and 0401000200600 C-2 to S-1	25	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 18, 2014 were:</p> <p><u>Speakers For:</u> Applicant spoke in favor of the request. Wants to develop remaining property to lease out. Currently employs 127 people across 14 businesses on site.</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 properties are undeveloped parcels of land located on the northwest corner of Donaldson Road and Kascar Place. They have approximately 300 feet of total road frontage. The properties are currently zoned C-2 (Commercial); 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 to allow for expansion of a business currently located adjacent to the subject parcels. The proposed primary use of the subject parcels is for warehousing.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-35

APPLICANT: Roger H. Patterson for Patterson Realty

PROPERTY LOCATION: Donaldson Road and Kascar Place

PIN/TMS#(s): 0401000200500 and 0401000200600

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.40

COUNCIL DISTRICT: 25 - Gibson

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

EXISTING LAND USE: Undeveloped

AREA

CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Warehouse
East	C-2	Right of way for Donaldson Road; further east is Donaldson Commission
South	C-2	Right of Way for Kascar Place; further south is Kascar
West	S-1	Warehouse

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District

IMAGINE GREENVILLE: Employment Center

ROADS: Donaldson Road: Two-lane State-maintained minor collector
Kascar Place: Two-lane County-maintained local

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 Donaldson Road in 2012, approximately 1,500 feet north of the subject site. The station counted 4,500 average daily traffic trips, which represented a 2% increase from the previous year yet an 18% decrease over the previous five (5) years.

SUMMARY:

The subject properties are undeveloped parcels of land located on the northwest corner of Donaldson Road and Kascar Place. They have approximately 300 feet of total road frontage. The properties are currently zoned C-2 (Commercial); 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 to allow for expansion of a business currently located adjacent to the subject parcels. The proposed primary use of the subject parcels is for warehousing.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because multiple service uses exist adjacent to or within a short distance from the subject property in two directions. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-2 district to the S-1 district. The Planning Commission recommends approval.

