

Zoning Docket from October 22, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-42	John Shaw for Barbara E. Arledge and Terry Watson 2507 Anderson Road 0251000201300 I-1 to S-1	25	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 20, 2014 were:</p> <p><u>Speakers For:</u> Been for sale for two years. Under contract as car lot. Plan to tear house down, build garage, sell used cars. S-1 compatible with I-1.</p> <p><u>Speakers Against</u> Owns construction company next door. Concerned about property values. 25 auto sales 4 auto repair, 3 towing yards within two mile stretch. Signs and chain link fence unsightly.</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is a parcel of land located on Anderson Road containing two vacant structures. It has approximately 102 feet of road frontage. The property is currently zoned I-1 (Industrial); 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 an auto sales lot.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-42

APPLICANT: John E. Shaw for Barbara Arledge and Terry Watson

PROPERTY LOCATION: 2507 Anderson Road

PIN/TMS#(s): 0251000201300

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.6

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was zoned in June 1973 as part of Area 4A.

EXISTING LAND USE: Vacant structures

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10 & C-2	Right of way for Anderson Road, further north is manufactured home park
East	I-1	Office and warehouse use
South	I-1	Piedmont Northern Railroad
West	I-1	Auto repair

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District (capacity unknown)

IMAGINE GREENVILLE: Residential Land Use 3

ROADS: Anderson Road: Five-lane State-maintained minor arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2011	2012
Anderson Road	1,000' NE	15,100	13,400 (-11%)	13,700 (-9%)

SUMMARY:

The subject property is a parcel of land located on Anderson Road containing two vacant structures. It has approximately 102 feet of road frontage. The property is currently zoned I-1 (Industrial); 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 an auto sales lot.

CONCLUSION:

It is staff's opinion that the requested zoning classification would have limited impact on the surrounding properties, as S-1 Service use is defined to disallow noxious odor, fumes, smoke, dust, or noise. As well, S-1 uses are compatible with surrounding uses and zoning. Therefore, based on these reasons, staff recommends approval of the request to rezone to S-1, Services. The Planning Commission recommends approval.

