

Zoning Docket from November 19, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-51	David Loudin for Greenville Elks Lodge #858 7700 Pelham Road 0530050102203 7.4 acres C-1 to S-1	21	Approval	Approval 11-19-14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 17, 2014 were:</p> <p><u>Speakers For:</u> 1) Plans to use rear of property for outdoor shooting range, which requires S-1 district. Range would be for existing members and help draw new members. Existing and additional trees and berms will help to absorb and deflect sound. Not intending to use the range on Sunday evenings. Property is in midst of other industrial/service properties, not commercial.</p> <p><u>Speakers Against</u> None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject property is a parcel of land located on Pelham Road to the west of the Pelham Road/ S.Batesville Road Intersection. They have approximately 150 feet of total road frontage. The property is currently zoned C-1 (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 listed the proposed use of the property as "Subsequent request for Special Exception for outdoor Rifle Range".</p>					

Planning Report

DOCKET NUMBER: CZ-2014-51

APPLICANT: David Loudin for Greenville Elks Lodge #858

PROPERTY LOCATION: 7700 Pelham Road

PIN/TMS#(s): 0530050102203

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 7.40

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The parcel was zoned in May 1971 as part of Area 2. In November 1992 an application to rezone the property from S-1 to C-2 was denied by Council as part of CZ- 1992-57. In June 1994 an application to rezone the property from S-1 to C-1 was approved by County Council as part of CZ-1994-50.

EXISTING LAND USE: There is a vacant residential-type structure at the front of the property and the structure to the center of the property is used as a meeting place for the Greenville Elks Lodge #858

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 I-1	Warehouse Right of way for Pelham Road; further north is Office – Business (MAU Workforce Solutions) and Light Industrial (Livingston & Haven)
East	S-1	Golf driving range (Eagle Zone)
South	R-S	Vacant
West	I-1	Office – Business (Synnex Corporation)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metro Sewer District

IMAGINE GREENVILLE: Employment Center

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

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
Pelham Road	2,200' W	20,800	19,900 (-4%)	20,500 (-1%)

SUMMARY:

The subject property is located on Pelham Road to the west of the Pelham Road/ SC Highway 14 intersection. There is approximately 150 feet of total road frontage. The property is currently zoned C-1 (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 listed the proposed use of the property as "Subsequent request for Special Exception for outdoor Rifle Range".

CONCLUSION:

It is staff's opinion the requested S-1 zoning is well suited for this parcel and consistent with the adjacent parcels to the north, east, and west that are zoned S-1 and I-1 and should have minimal impact to the R-S zoned property to the south due to separation by the creek. Although staff does have some concerns regarding the proposed use of an outdoor shooting range, all the permitted uses allowed in the S-1 district are appropriate for the subject property. An outdoor shooting range would be a "Use by Special Exception" subject to review by the Board of Zoning Appeals and this rezoning does not constitute approval for the stated use of a "shooting range". Further, the subject property is located in the GSP Airport Environs – Special Land Use Area which would require additional review of land use for the subject parcel. Therefore, staff recommends approval of the application to rezone from the C-2 district to the S-1 district. The Planning Commission recommends approval.

