

Zoning Docket from June 24, GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-35	Robert Adams, 185 Oakvale Drive WG08000503900 and WG08000504000 R-7.5, Single – Family Residential to S-1, Services	25	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</p> <p><u>Speakers For:</u> <i>No one in support at the public hearing</i> None</p> <p><u>Speakers Against:</u> <i>6 people in opposition</i></p> <p>1) Lomika, neighbor</p> <ul style="list-style-type: none"> • Trucks already operating from this property all day and until 3am in the morning • Trucks often block the use of the neighborhood road. • Noise and fumes from a large volume of trucks are significant. • Trucks are a hazard to kids in the neighborhood. 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is 1.06 acres of vacant property to the west of the Piedmont Highway off of Oakdale Drive. Approximately 182 feet of frontage exists along Oakdale Drive. The subject site is located within the single-family residential community, Oakvale Terrace. The property includes significant topography, dropping towards the east to a blue line stream, a tributary of Mill Creek, located on the site. This area of topographical change, including the stream, is currently wooded. The cleared area on the west side currently has a crushed asphalt surface, stored trucks and tractor trailers, and a storage building. Due to this current use, which conflicts with the current zoning, a zoning enforcement case is currently active (case 15 90001055).</p> <p>The applicant identifies the proposed use to store trucks and tractor trailers.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-35

APPLICANT: Robert Adams

PROPERTY LOCATION: 185 Oakdale Drive

PIN/TMS#(s): WG08000503900, WG08000504000

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 1.06

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was zoned R-MA (Multifamily) in May 1971 as part of Area 2. A request to rezone the subject property to R-7.5 was approved on December 1986, CZ-1986-116.

EXISTING LAND USE: Truck and trailer storage, storage building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residence
West	I-1	manufacturer
South	R-7.5	single-family residence
East	R-7.5, R-MA	vacant, wooded

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Gantt Fire and Sewer District

FUTURE LAND USE: The Imagine Greenville Future Land Use Map categorizes the subject property as *Residential Land Use 2*, which prescribes ideal residential densities between 3 to 6 units per acre.

ROADS: Oakdale Drive- Residential

TRAFFIC:

Location of Traffic Count	Distance to Site	2008	2011	2012
Piedmont Highway	3,300' N	14,200	12,200 (-14%)	12,400 (+2%)
Davis Road	2,650' SE	850	750 (-12%)	800 (+7%)

SUMMARY:

The subject property is 1.06 acres of vacant property to the west of the Piedmont Highway off of Oakdale Drive. Approximately 182 feet of frontage exists along Oakdale Drive. The subject site is located within the single-family residential community, Oakvale Terrace. The property includes significant topography, dropping towards the east to a blue line stream, a tributary of Mill Creek, located on the site. This area of topographical change, including the stream, are currently wooded. The cleared area on the west side currently has a crushed asphalt surface, stored trucks and tractor trailers, and a storage building. Due to this current use, which conflicts with the current zoning, a zoning enforcement case is currently active (case 15 90001055).

The subject property is currently zoned R-7.5, Single-Family Residential. This district is established for areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

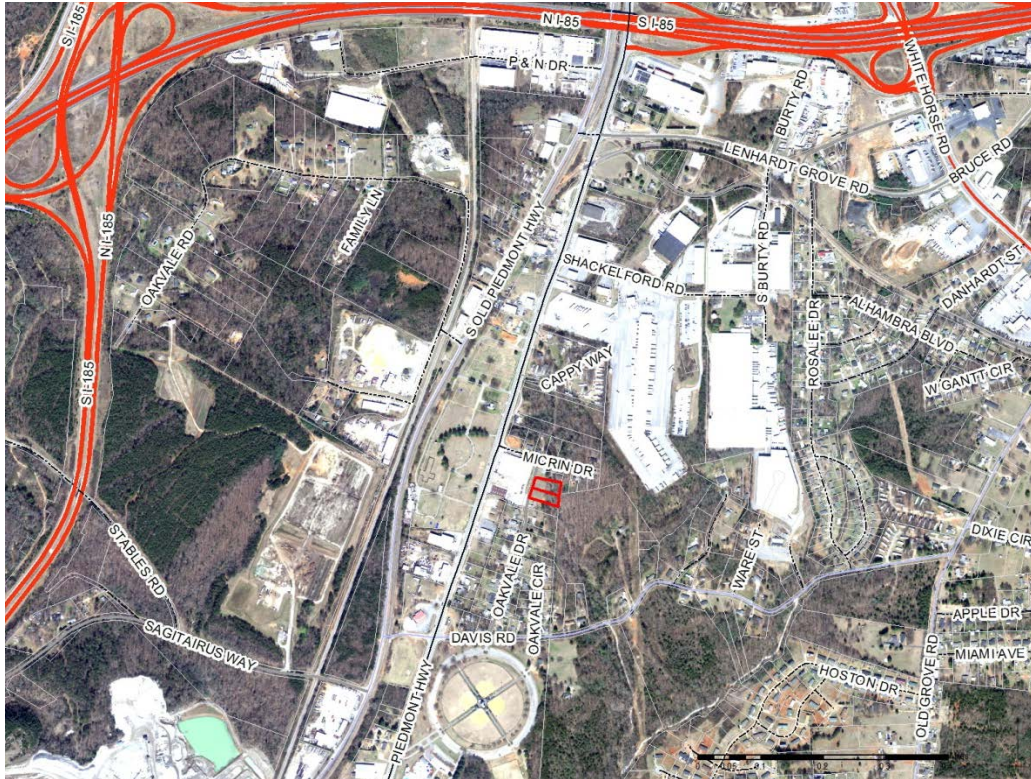
The requested rezoning is S-1, Services. In general, the intent of the S-1 district is to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service 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 identifies the proposed use to store trucks and tractor trailers.

CONCLUSION:

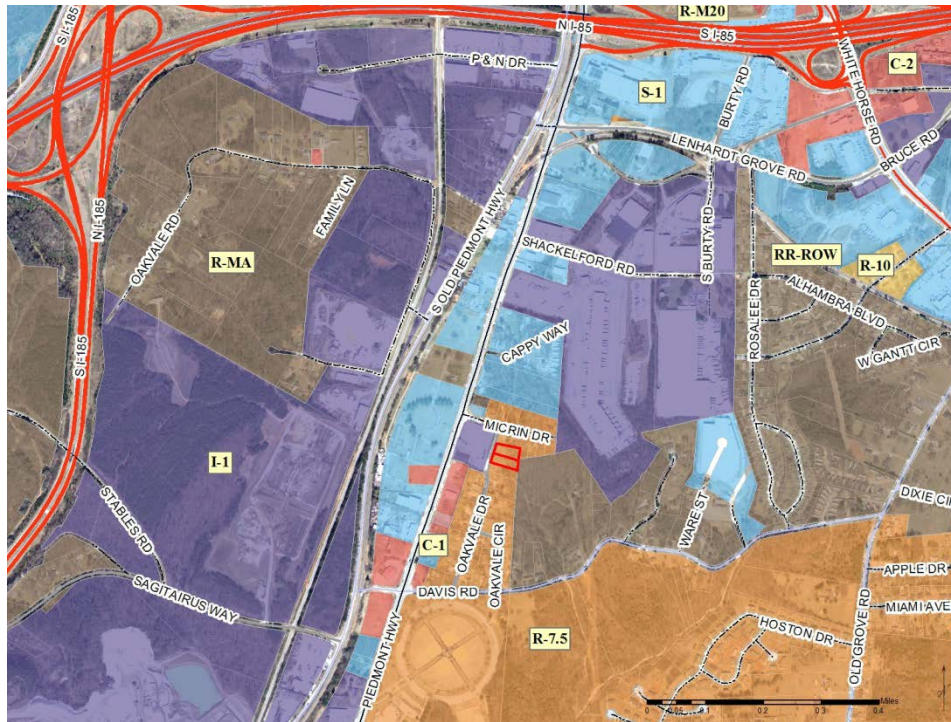
It is staff's opinion that this requested rezoning would have significant negative impact on surrounding uses. Already apparent are the effects of having significant truck traffic using infrastructure intended for a single-family neighborhood including noise, operational hours outside of normal business hours, and appearance.

More specific to the zoning, allowing S-1 for this site could also include other incompatible uses to be located adjacent to an established neighborhood as characterized by the following uses: adult entertainment establishments, animal shelters, automotive repair and services, concert halls, fireworks stands, gas sales, hotel/motels, landfills, sand and gravel pits. Based on these reasons, staff recommends denial of the application to rezone the subject site from R-7.5, Single-Family Residential, to S-1, Services. The Planning Commission recommended denial.

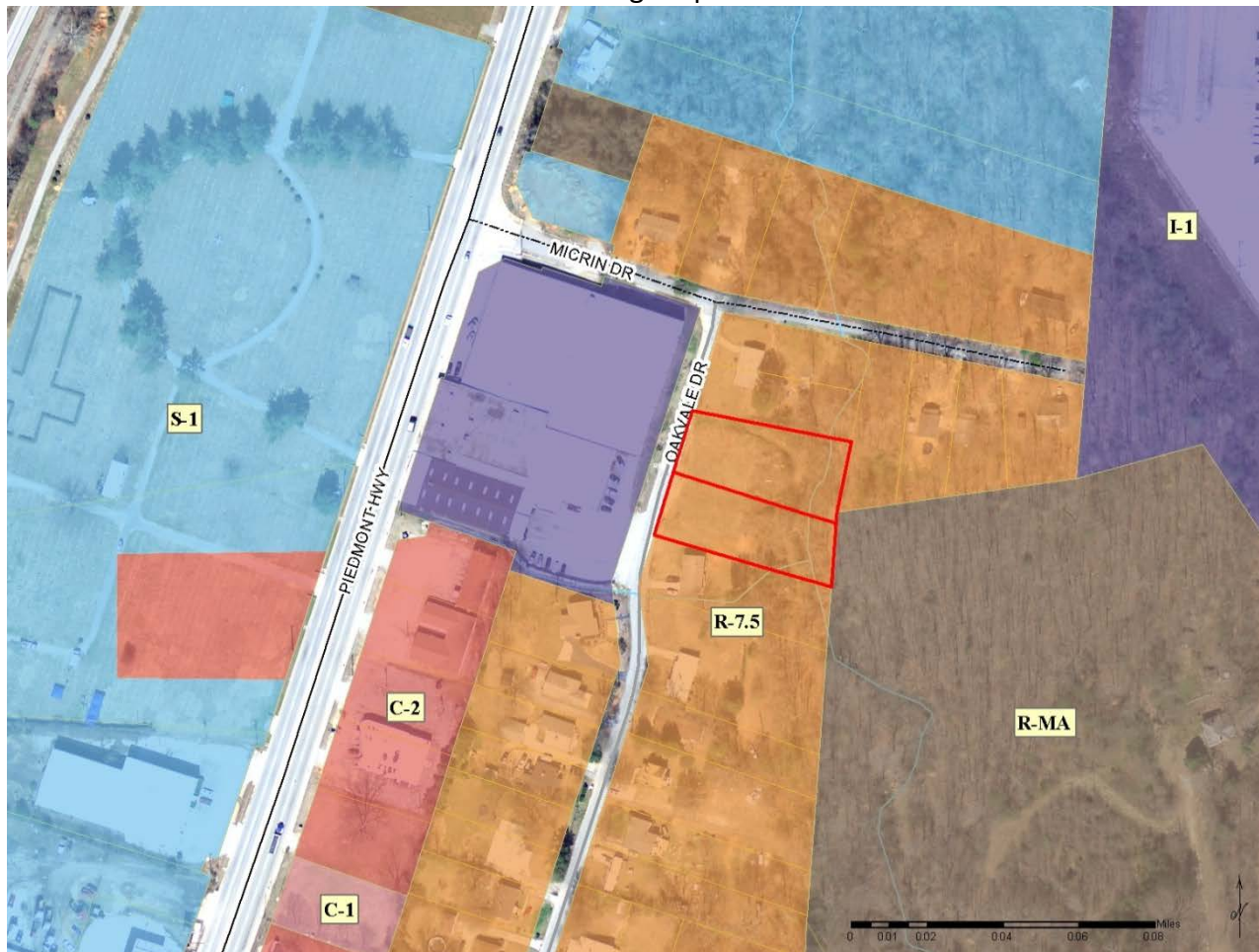


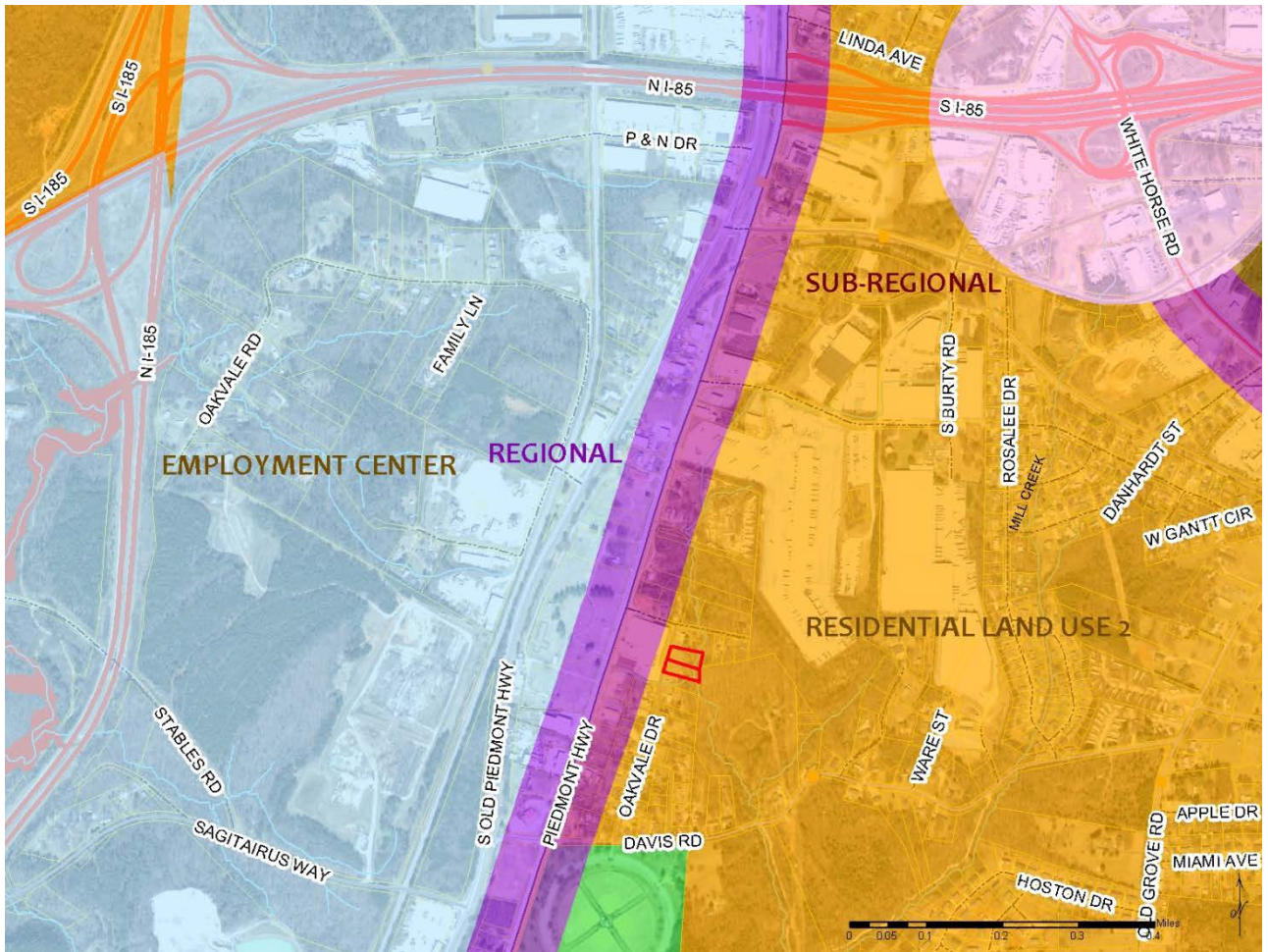
Aerial photography, 2014





Zoning Map





Imagine Greenville Future Land Use Map