

Zoning Docket from June 24, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-44	Phillip Dean for Sunnybrook, LLC or Andy Sherard W. Georgia Road 0585010100101 R-MA, Multifamily Residential to S-1, Services	28	Denial	Approval		
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></p> <ol style="list-style-type: none"> 1) Phillip Dean – Applicant <ul style="list-style-type: none"> • Proposing use of a vehicle, RV, and self-storage facility. • Current zoning would allow up to 360 units; that is uncharacteristic for the area. • Facility will have a 50 foot buffer and limited access hours (not 24 hour). 2) Richard Harmon – Resident of Village Mobile/Manufactured Home Park <ul style="list-style-type: none"> • Property has been proposed for a scrap yard in the past. • Requested use is best idea for property since moving to his residence. 3) Allen Hill – Nearby farmer <ul style="list-style-type: none"> • Storage facility is a needed attribute for the area. <p><u>Speakers Against:</u> None</p>					<p>Petition/Letter For: 150 signatures</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is 7.8 acres of mostly wooded property to the east of the intersection of W. Georgia Road with Fork Shoals Road. Approximately 710 feet of frontage exists along W. Georgia Road.</p> <p>The applicant identifies the proposed use as a self-storage facility.</p>					
Planning Commission	<p>The Commission recommendation was based on the display of public support.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-44

APPLICANT: Philip Dean for Sunnybrook, LLC or Andy Sherard

PROPERTY LOCATION: North side of W. Georgia Road east of Fork Shoals Rd.

PIN/TMS#(s): 0585010100101 (portion)

EXISTING ZONING: R-MA, Multifamily Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 7.8

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned 1994 as part of Area 10.

EXISTING LAND USE: wooded, vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	vacant
East	R-MA	mobile home park
South	R-12	single family residences
	C-3	wooded, vacant
West	R-MA	mobile home park

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: United Utilities Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan. The future land use map shows this area designated as *Residential Land Use 2* prescribing an ideal density range between 3 and 6 units per acre. Further, the site is adjacent to a *Neighborhood Corridor (W. Georgia Road)*. Neighborhood Corridors predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

ROADS: W. Georgia Road – Minor Collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Fork Shoals Road	4,000' NW	4,500	5,400 (+20%)	4,600 (-15%)

SUMMARY:

The subject property is 7.8 acres of mostly wooded property to the east of the intersection of W. Georgia Road with Fork Shoals Road. Approximately 710 feet of frontage exists along W. Georgia Road.

The subject property is currently zoned R-MA, Multifamily Residential. This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions, and the recreational, religious, and educational facilities normally required providing an orderly and attractive residential area.

The requested rezoning is S-1, Services. This 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 identifies the proposed use as a self-storage facility.

CONCLUSION:

It is staff's opinion that this requested rezoning would have significant negative impact on residential land uses would constitute a "spot zoning", giving little consideration to the effect on surrounding properties now and in the future.

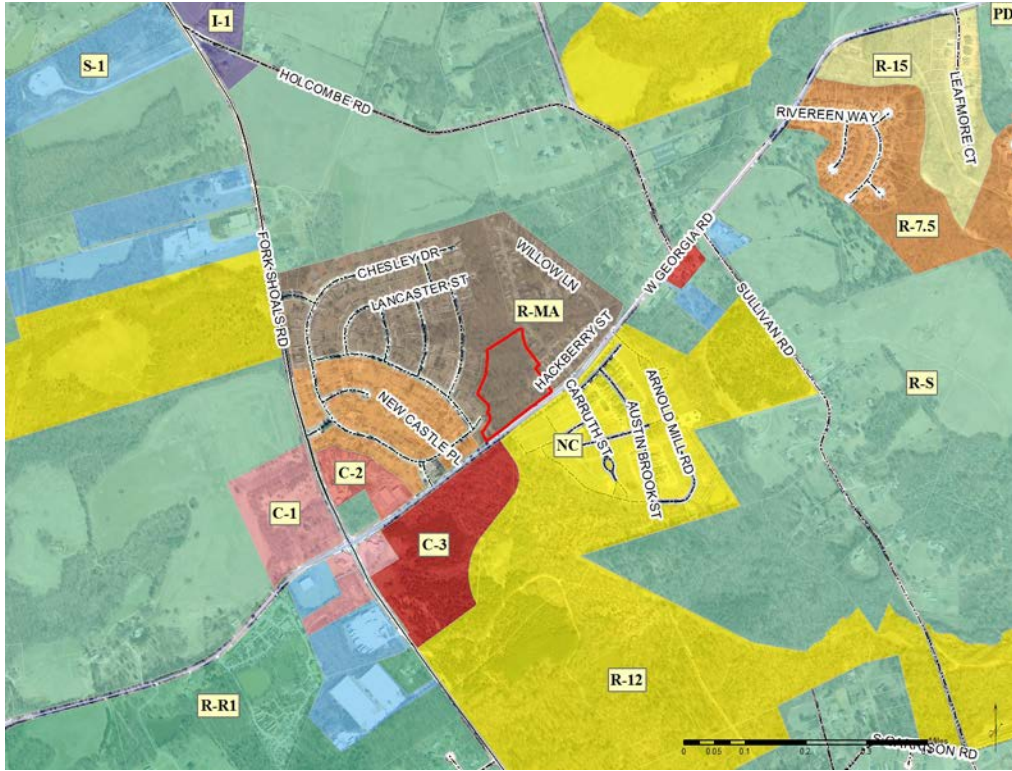
To this end, staff gives careful consideration to all land uses allowed in the S-1 zoning classification the precedent established by such a rezoning. More specific information on the zoning, S-1 would allow the following uses on the site which would be characterized as incompatible to an established neighborhoods and future residential development: 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 recommends denial.

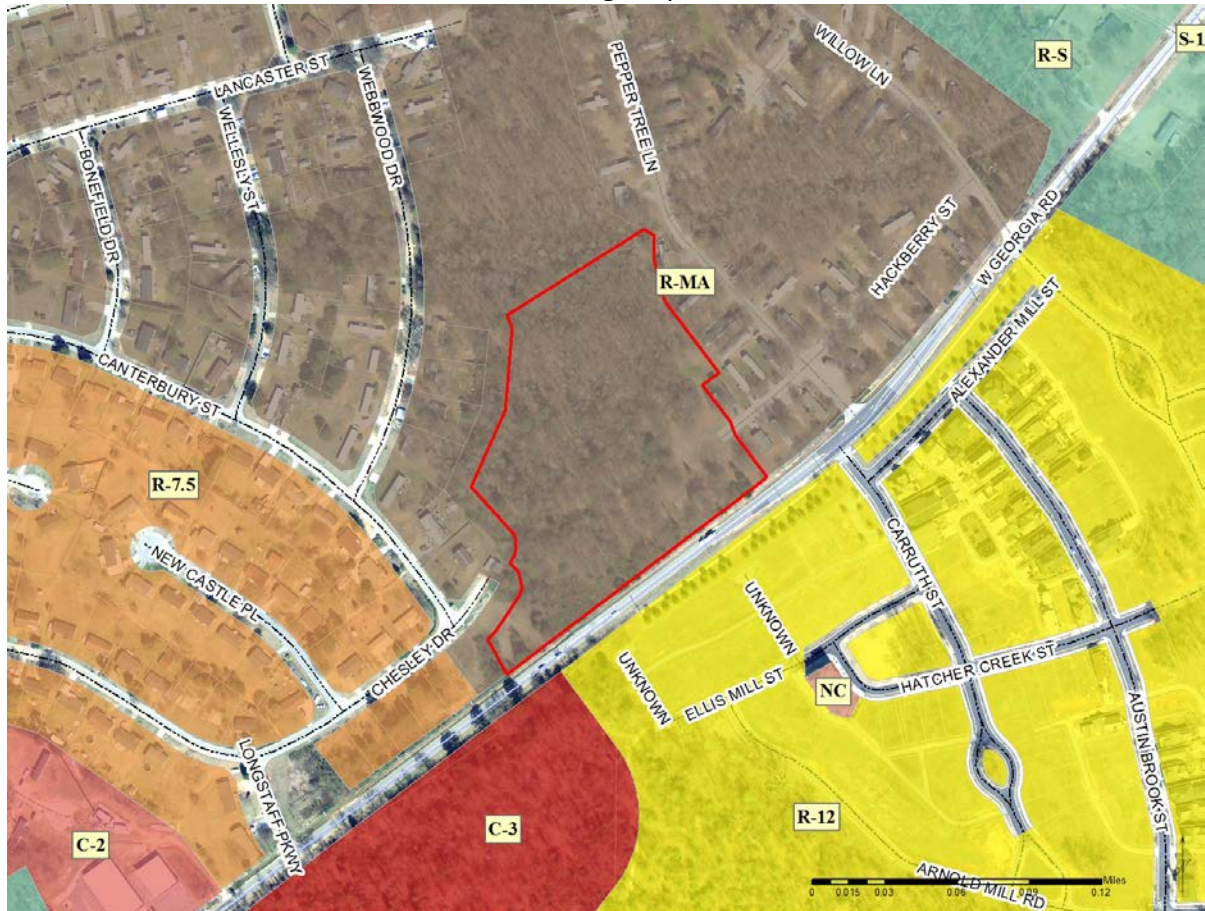


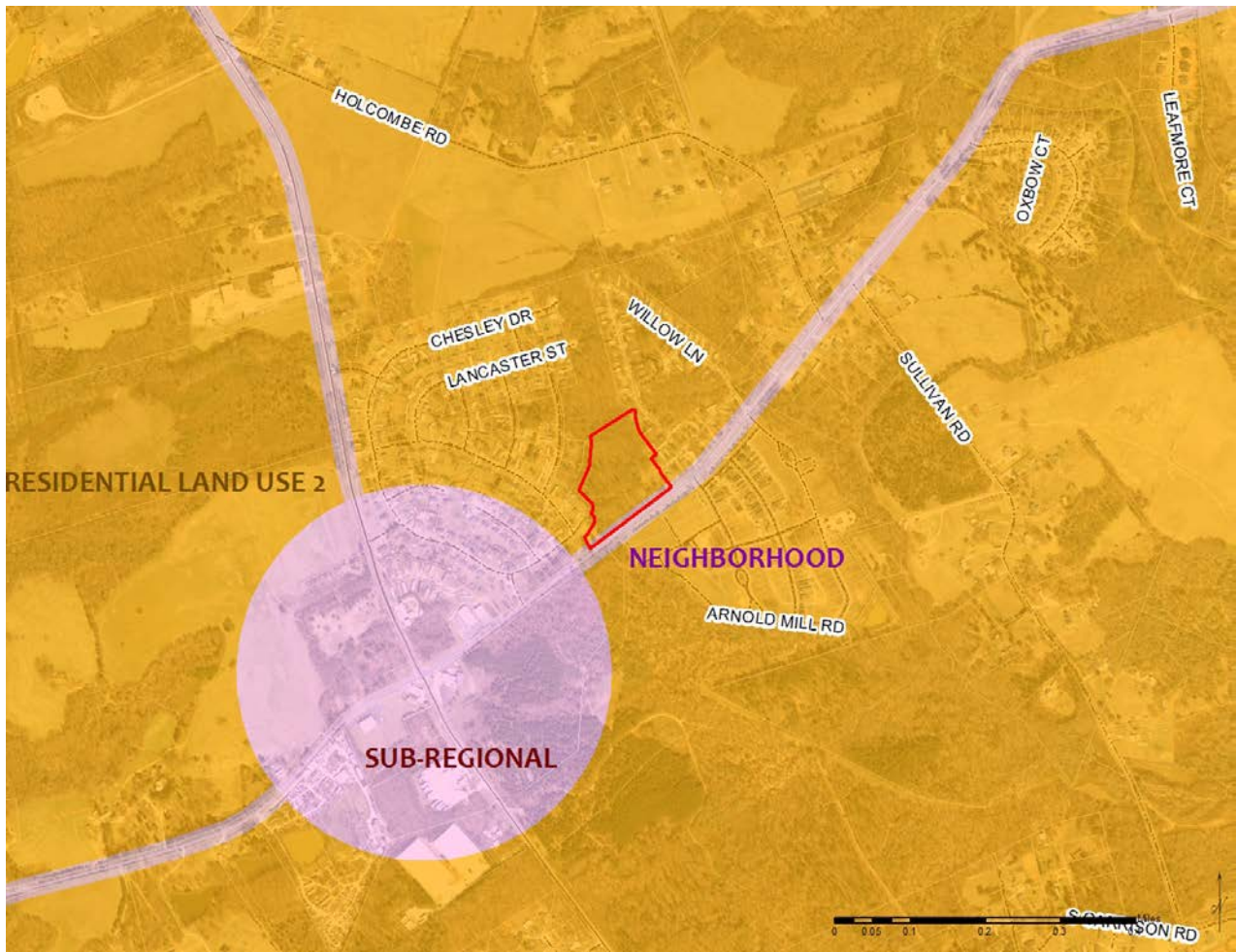
Aerial photography, 2014





Zoning Map





Future Land Use Map, Imagine Greenville