

**Zoning Docket from August 17, 2015 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-55	Greg Saad for P.E.S., LLC 1801 Rutherford Road P004000100200 I-1, Industrial to S-1, Services	25	Approval	Approval	Denial 8/31/15	Returned to P&D Committee 9/15/15
	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 17, 2015 were:</b></p> <p><u>Speakers For:</u></p> <p>1.) Owner’s representative – Child’s Architecture</p> <ul style="list-style-type: none"> <li>• Expand uses</li> <li>• Storage based needs</li> <li>• Property intended for lease</li> <li>• Vacant for some time</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
<b>Staff Report</b>	<p>The subject property is 25 acres of an existing industrial complex located on Rutherford Road, north of Pleasantburg Drive. Approximately 1450 feet of frontage exists along Rutherford Road and 400 feet of frontage along East Belvue Road.</p> <p>The applicant listed mixed use of storage and business including auctions and possible micro-brewery with tasting room.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2015-55

**APPLICANT:** Greg Saad for P.E.S., LLC

**PROPERTY LOCATION:** 1801 Rutherford Road

**PIN/TMS#(s):** P004000100200

**EXISTING ZONING:** I-1, Industrial

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 25

**COUNCIL DISTRICT:** 20-Cates

**ZONING HISTORY:** The parcel was zoned I-1, Industrial, in May, 1970 as part of Area 1.

**EXISTING LAND USE:** manufacturing, warehousing

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Industrial
South	I-1, C-2	Industrial, warehouse
East	I-1, R-10	church, single-family residential
West	I-1, R-M20	Industrial, single-family residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metro Sewer District: Metro has no details of this project, so cannot comment on sewer availability.

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan as *Residential Land Use 3* which prescribes an ideal residential density at 6 or more units per acre. The subject is adjacent to a *Regional Corridor* (Rutherford Road) which are generally characterized as predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County.

**ROADS:** Rutherford Road: four-lane, State-maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
Rutherford Road	650' SW	15,400	14,900 (-3.2%)	14,600 (-2%)

**SUMMARY:**

The subject parcel is currently zoned I-1, Industrial; this application is requesting to rezone the parcel to S-1, Services.

The existing zoning is I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, or other objectionable effects.

In general, the intent of the requested S-1, Services 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.

The applicant listed mixed use of storage and business including auctions and possible micro-brewery with tasting room.

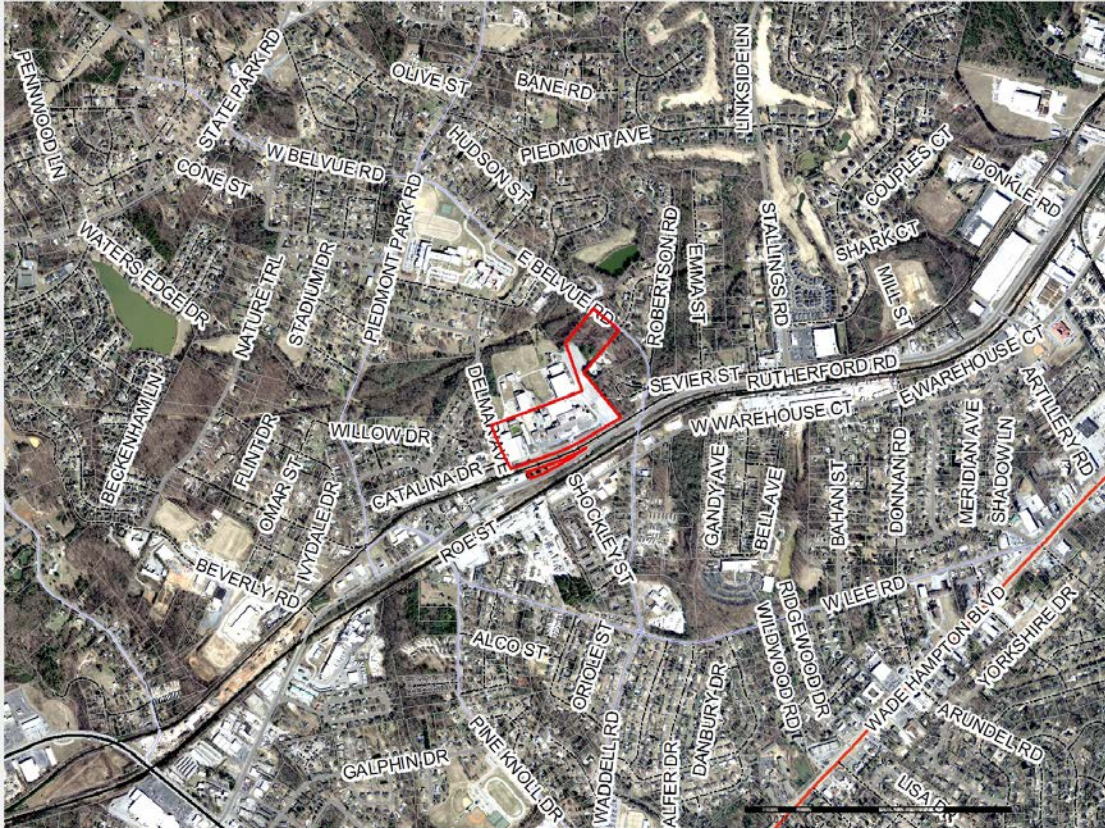
**CONCLUSION:**

It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The proposal is consistent with the comprehensive plan, specifically the characteristics of *Regional Corridors*. The site contains and should maintain the accesses to Rutherford Rd, Delmar Ave, and E. Belvue Road to facilitate ingress and egress traffic.

Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial to S-1, Services.

**STAFF RECOMMENDATION:** Approval

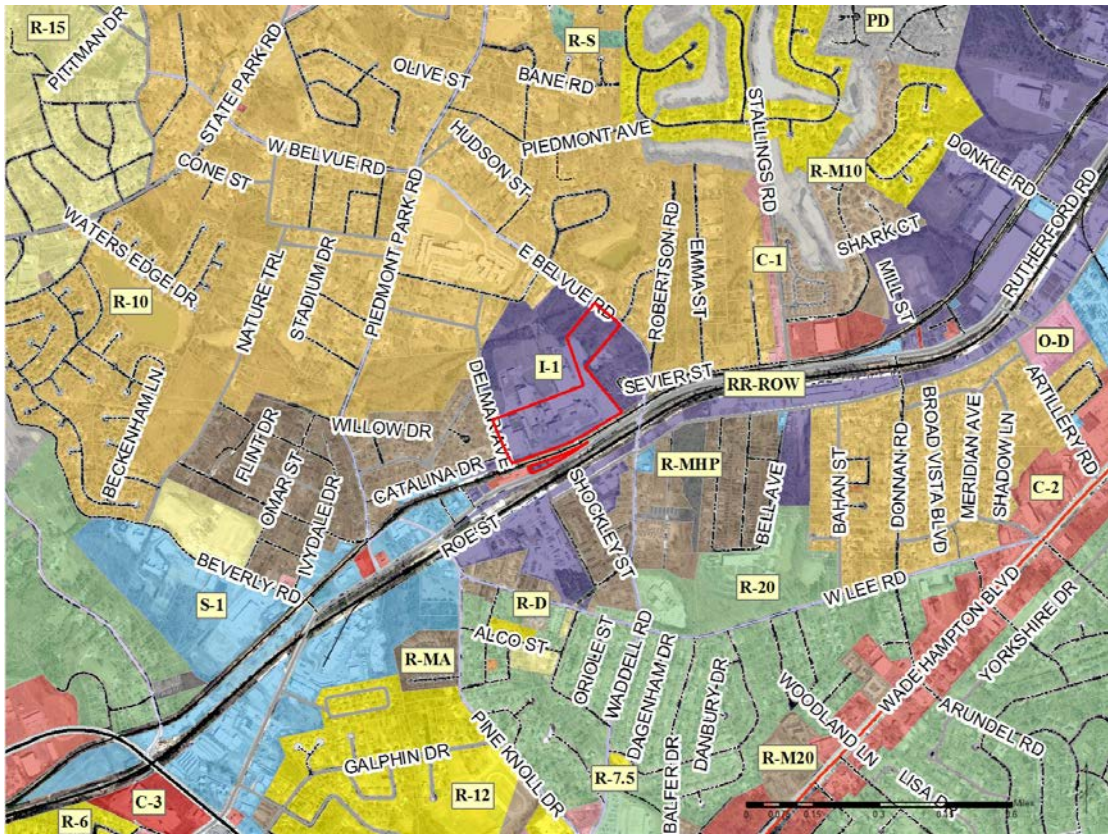




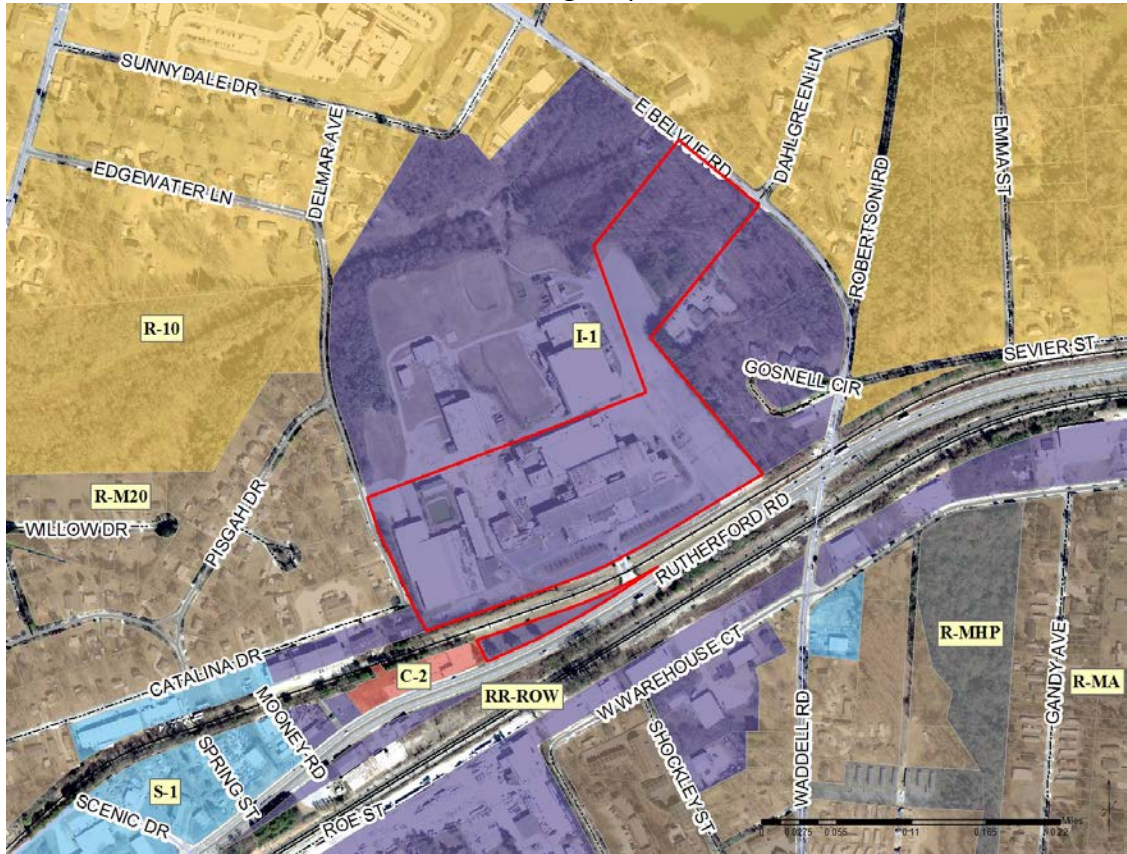
Aerial photography, 2014



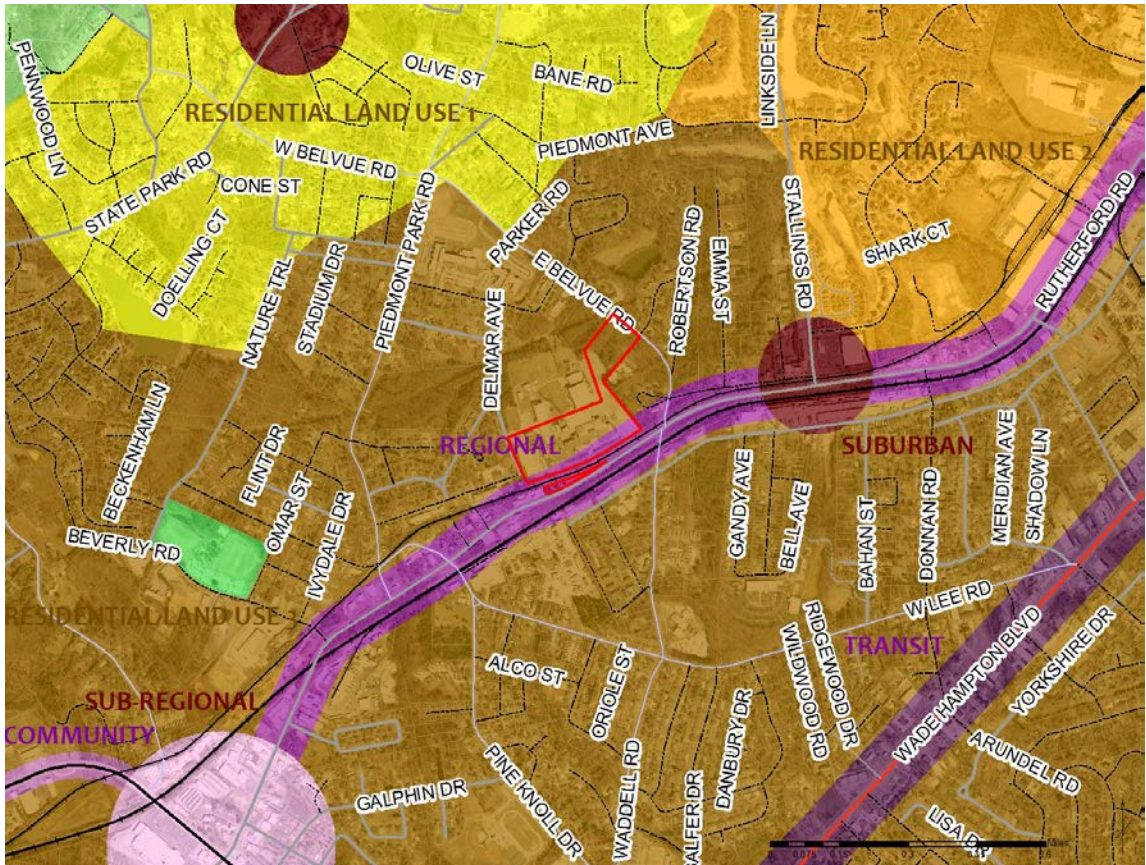




Zoning Map







Future Land Use Map