

Zoning Docket from October 19, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-61	Daniel W. Patterson, Jr. for Daniel W. Patterson, Sierra TPG, LLC Highway 14, South of East Suber Road 0528030101714 I-1, Industrial to S-1, Services	21	Approval	Approval		
Public Comments	<p>Some of the general comments made by speakers at the Public Hearing on October 19, 2015 were:</p> <p><u>Speakers For:</u></p> <p>1) Owner</p> <ul style="list-style-type: none"> • Here for questions • Identified the entire project area <p><u>Speakers Against:</u></p> <p>None</p>					<p>Petition/Letter For:</p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject parcel is about 2.99 acres of vacant property located on Highway 14 approximately 0.1 miles south of East Suber Road. The parcel has approximately 230 feet of frontage along Highway 14. The applicant did not identify their proposed use for the parcel in the application.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-61

APPLICANT: Daniel W. Patterson, Jr. for Daniel W. Patterson, Sierra TPG, LLC

PROPERTY LOCATION: Highway 14, South of East Suber Road

PIN/TMS#(s): 0528030101714

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 2.99

COUNCIL DISTRICT: 21 - Burns

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

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	R-MA, S-1	manufactured home park, distribution center
South	I-1	warehouse
West	I-1	warehouse

WATER AVAILABILITY: Greer Commission of Public Works

SEWER AVAILABILITY: Sewer not available

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

The subject property is also located along a *Regional Corridor*, which are predominately 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: State Highway 14: seven-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Pelham Rd	1,940' S	26,100	26,300 0.76%	27,900 6.1%

SUMMARY:

The subject parcel is about 2.99 acres of vacant property located on the west side of Highway 14 approximately 0.1 miles south of East Suber Road. The parcel has approximately 230 feet of frontage along Highway 14.

The subject parcel is zoned 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, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

This application is requesting to rezone the properties to 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 did not identify their proposed use for the parcel.

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*, allowing for commercial uses in areas with adequate access to major thoroughfares.

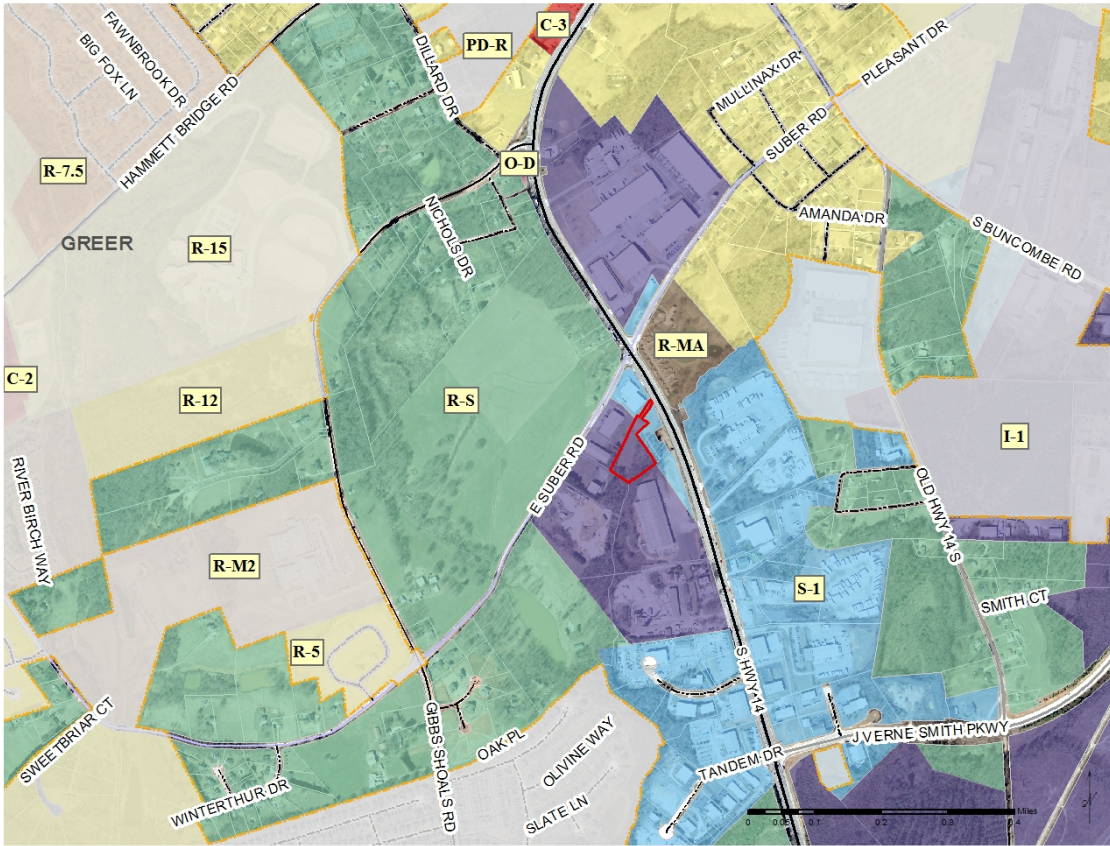
Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial to S-1, Services.

STAFF RECOMMENDATION: Approval



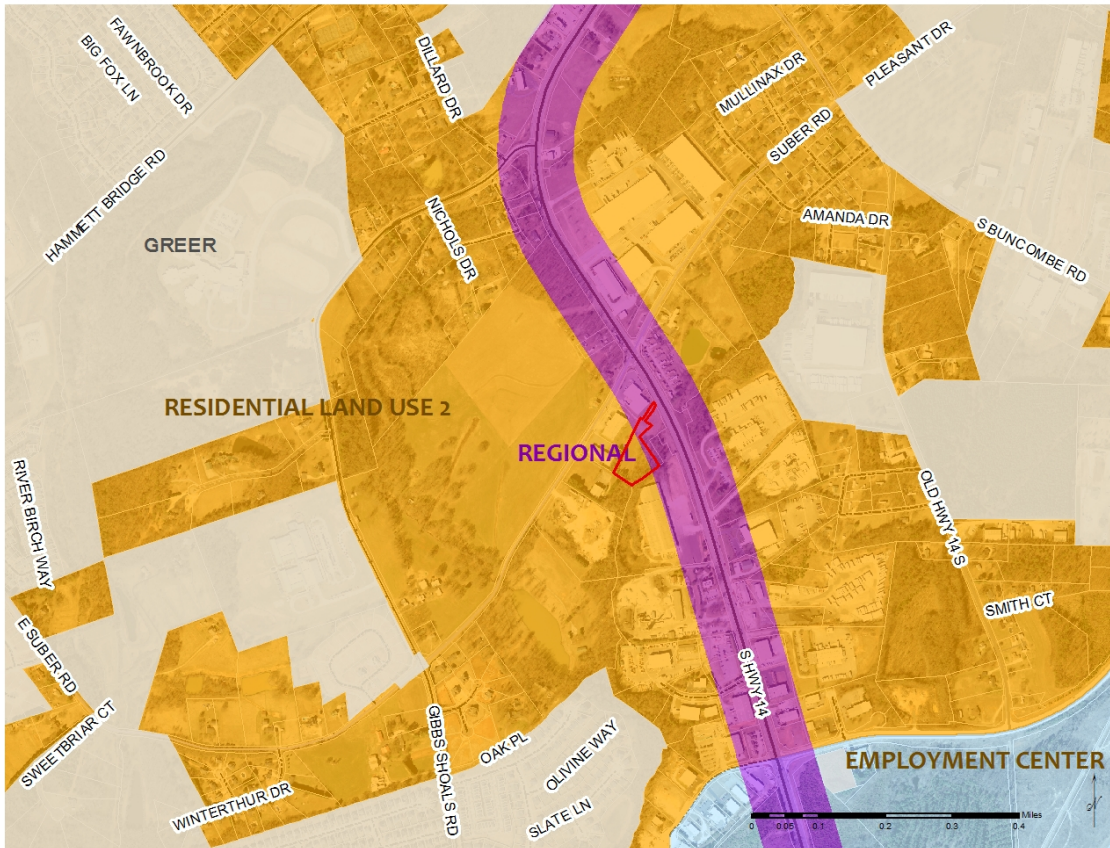
Aerial Photography, 2014





Zoning Map





Future Land Use Map