

Zoning Docket from October 19, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-63	Philip Alan Evatt, Evatt Enterprises for Sueda, LLC 1625 S. Highway 14 0528030100712 I-1, Industrial to S-1, Services	18	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> None</p> <p><u>Speakers Against:</u> None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is about 2.4 acres of warehouse property located on Highway 14 approximately 90 feet north of Suber Road. The parcel has approximately 620 feet of frontage along Highway 14.</p> <p>The applicant states the proposed land use is for Indoor Sales and Training for Individuals and Sports Teams – Sales Office.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-63

APPLICANT: Philip Alan Evatt, Evatt Enterprises for Suelda, LLC

PROPERTY LOCATION: 1625 S. Highway 14

PIN/TMS#(s): 0528030100712

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 2.4

COUNCIL DISTRICT: 18 - Baldwin

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

EXISTING LAND USE: warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	manufacturing
East	I-1	warehouse, manufacturing
South	S-1	vacant, manufactured home park
West	R-S	agriculture

WATER AVAILABILITY: Greer Commission of Public Works, possibly

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).

ROADS: Highway 14: seven-land State-maintained major arterial

Location of Traffic Count	Distance to Site	2007	2010	2012
Pelham Road	2,670' S	26,100	26,300	27,900

TRAFFIC:

			0.76%	6.1%
Pleasant Drive	3,100' E	600	500 -16%	600 20%

SUMMARY:

The subject parcel is about 2.4 acres containing a warehouse located on the east side of Highway 14 approximately 90 feet north of Suber Road. The parcel has approximately 620 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.

The 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 states the proposed land use is for Indoor Sales and Training for Individuals and Sports Teams – Sales Office.

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.

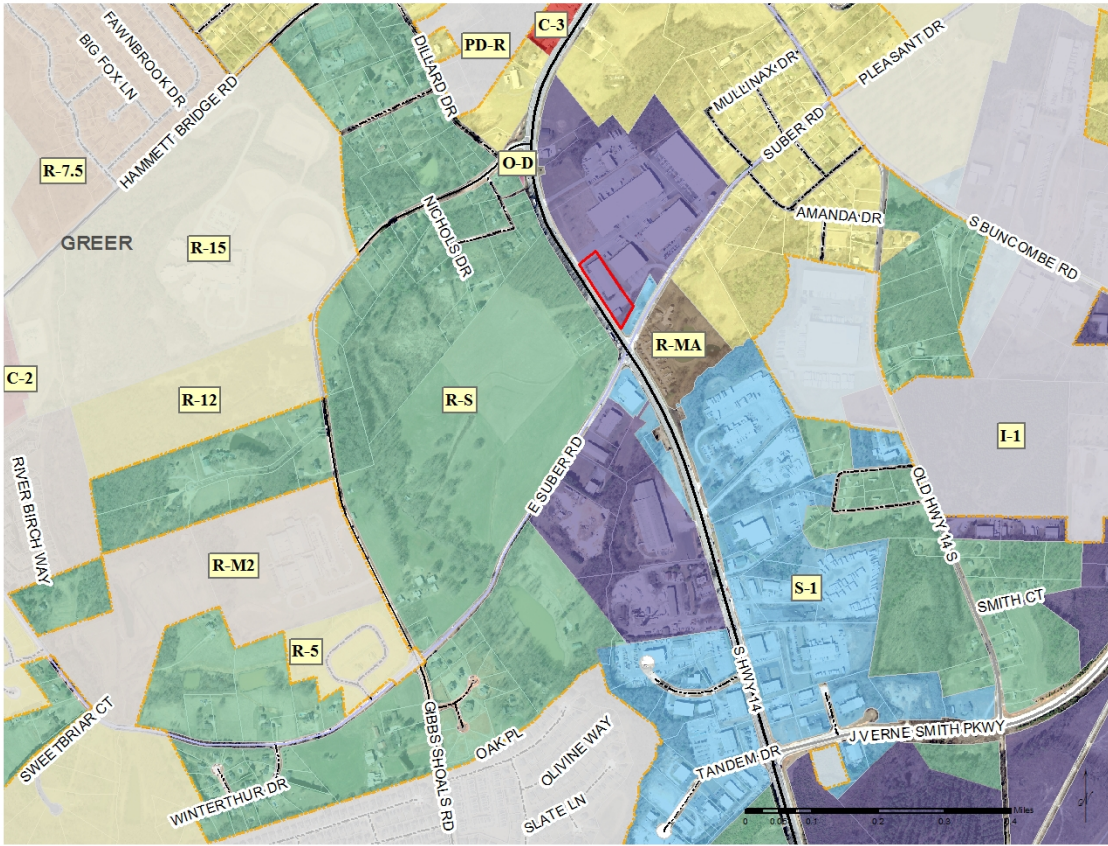
Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial to S-1, Services.

STAFF RECOMMENDATION: Approval

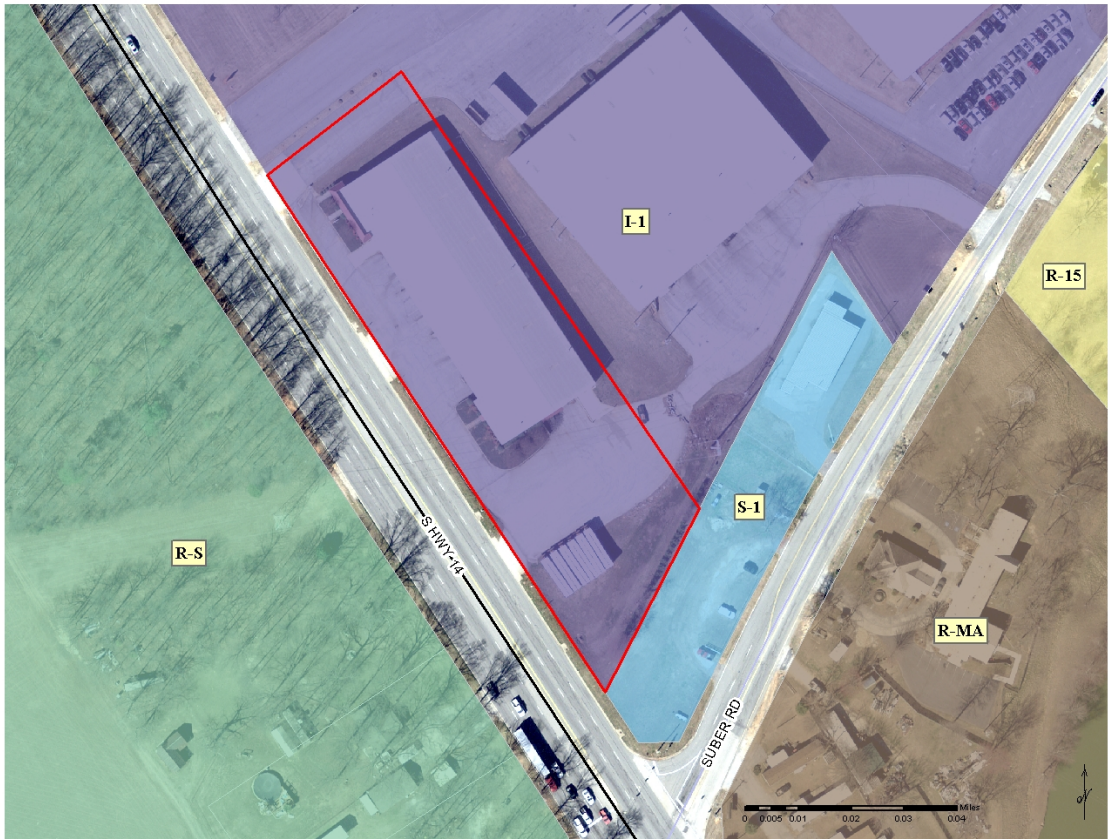


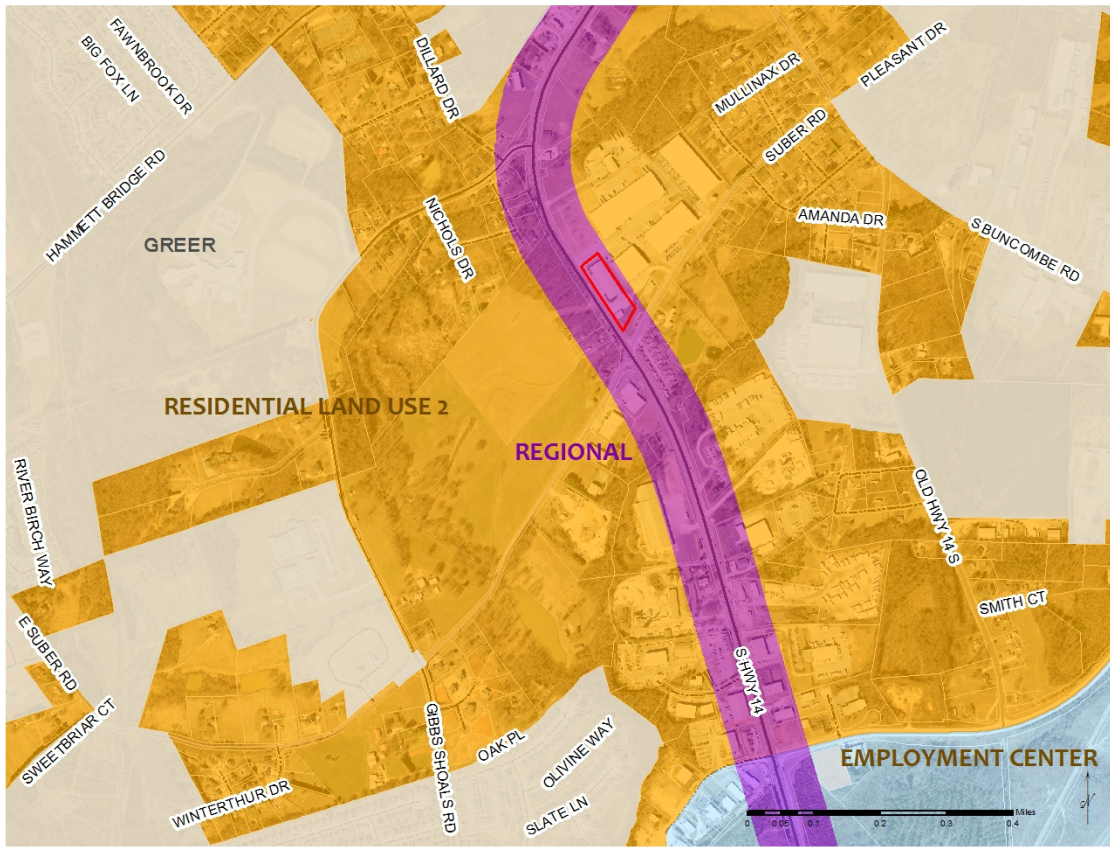
Aerial Photography, 2014





Zoning Map





Future Land Use Map

DRAFT