

Zoning Docket from November 16, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-66	Bruce Vollnogle for Money Tree, Inc. 1903 Suber Mill Road G006000300501 R-S, Residential Suburban To S-1, Services	18	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Bruce Vollnogle – Owner <ul style="list-style-type: none"> • Expanding current tree care operations • Current business located down the road • New site will include a small office and minimal staff <p><u>Speakers Against:</u></p> <p>None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>None</p>
Staff Report	<p>The subject parcel is about 9 acres of property located along Suber Mill Road and Beeco Road approximately 0.35 miles west of South Buncombe Road. The parcel has approximately 950 feet of frontage along Suber Mill Road and 600 feet of frontage along Beeco Road.</p> <p>The applicant states the proposed land use is for business/commercial, tree service and shop space.</p> <p>It is staff's opinion that this requested rezoning would have little negative impact on surrounding uses. Although the application is inconsistent with the County future land use map, the surrounding area land uses are consistent with the requested rezoning.</p> <p>Based on these reasons, staff recommends approval of the application to rezone the subject site from R-S, Residential Suburban to S-1, Services.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-66

APPLICANT: Bruce Vollnogle for Money Tree, Inc.

PROPERTY LOCATION: 1903 Suber Mill Road

PIN/TMS#(s): G006000300501

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

AREA: 9 acres

COUNCIL DISTRICT: 18 - Baldwin

ZONING HISTORY: This parcel was zoned R-S, Residential Suburban, in May 1970 as part of Area 1.

EXISTING LAND USE: single-family residential, agricultural and wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and S-1	warehouse, vacant commercial and agricultural
East	I-1	warehouse
South	R-S	vacant wooded and agricultural
West	R-S	vacant wooded and agricultural

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: No Sewer Available

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

ROADS: Suber Mill Road: two-lane County-maintained ~~local~~ road
Beeco Road: two-lane County-maintained ~~local~~ road

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Buncombe Road	2,000' NE	22,200	23,100 4.1%	23,100 0%

SUMMARY: The subject parcel is about 9 acres of property located along Suber Mill Road and Beeco Road approximately 0.35 miles west of South Buncombe Road. The

parcel has approximately 950 feet of frontage along Suber Mill Road and 600 feet of frontage along Beeco Road.

The subject parcel is zoned R-S, Residential Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

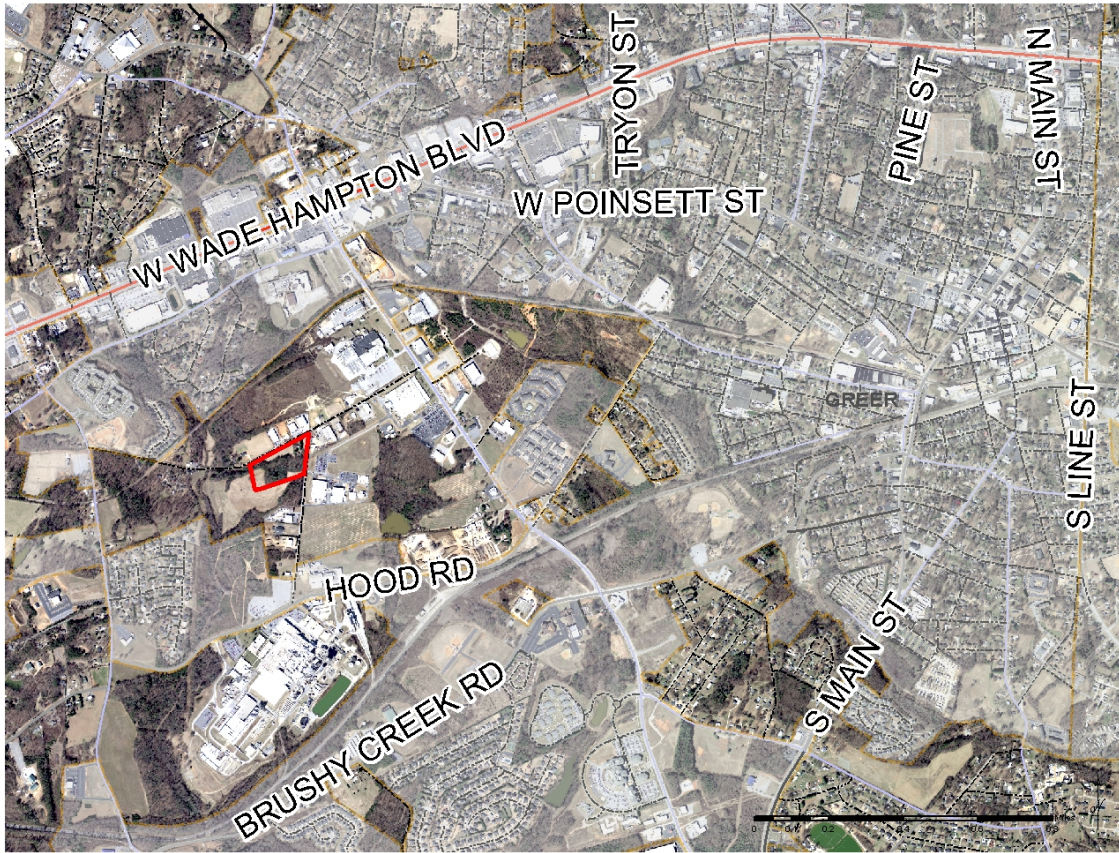
This application is requesting to rezone the properties to S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service-related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor area; 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 business/commercial, tree service and shop space.

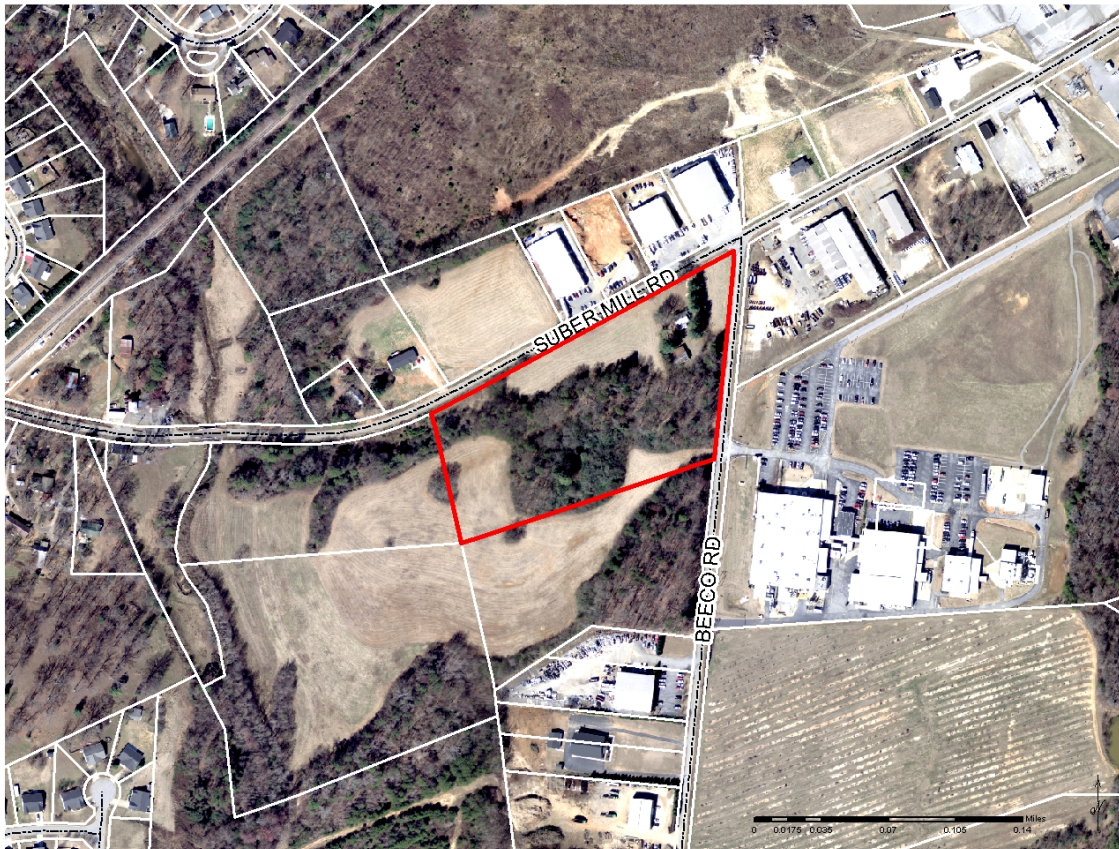
CONCLUSION:

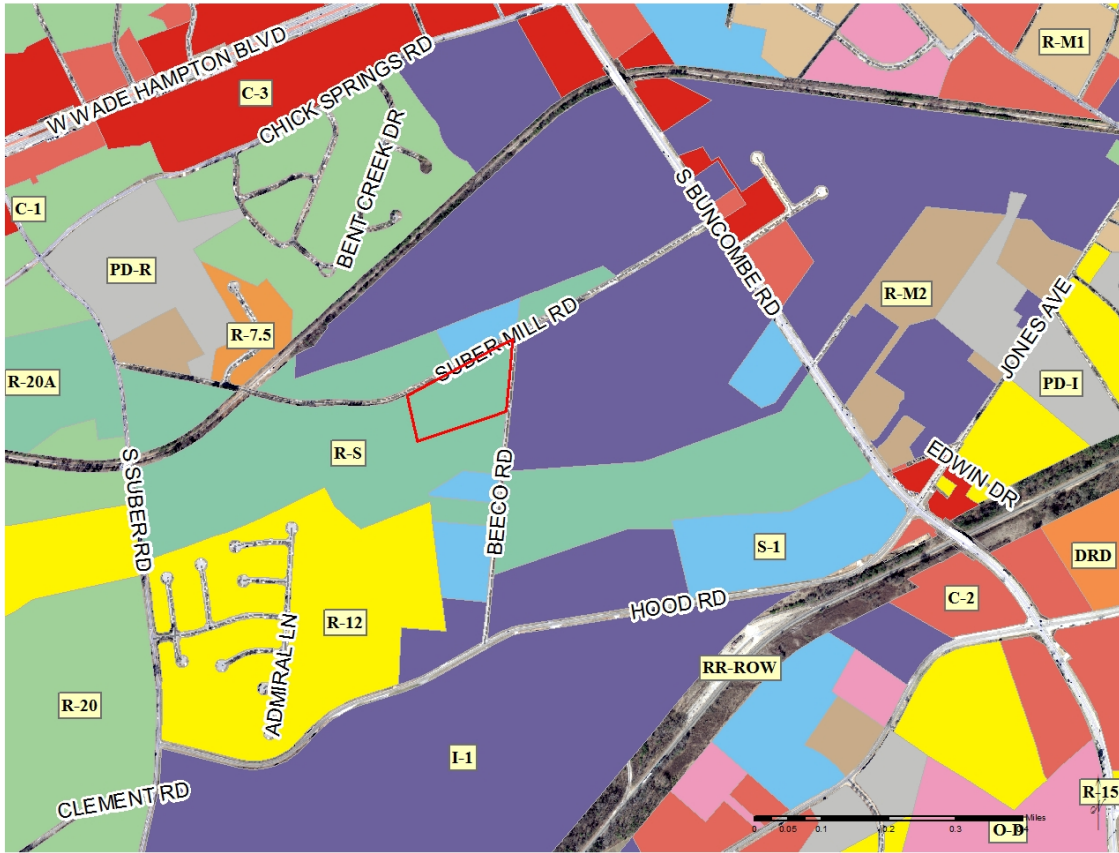
It is staff's opinion that this requested rezoning would have little negative impact on surrounding uses. Although the application is inconsistent with the County future land use map, the surrounding area land uses are consistent with the requested rezoning.

Based on these reasons, staff recommends approval of the application to rezone the subject site from R-S, Residential Suburban to S-1, Services. The Planning Commission recommended approval.

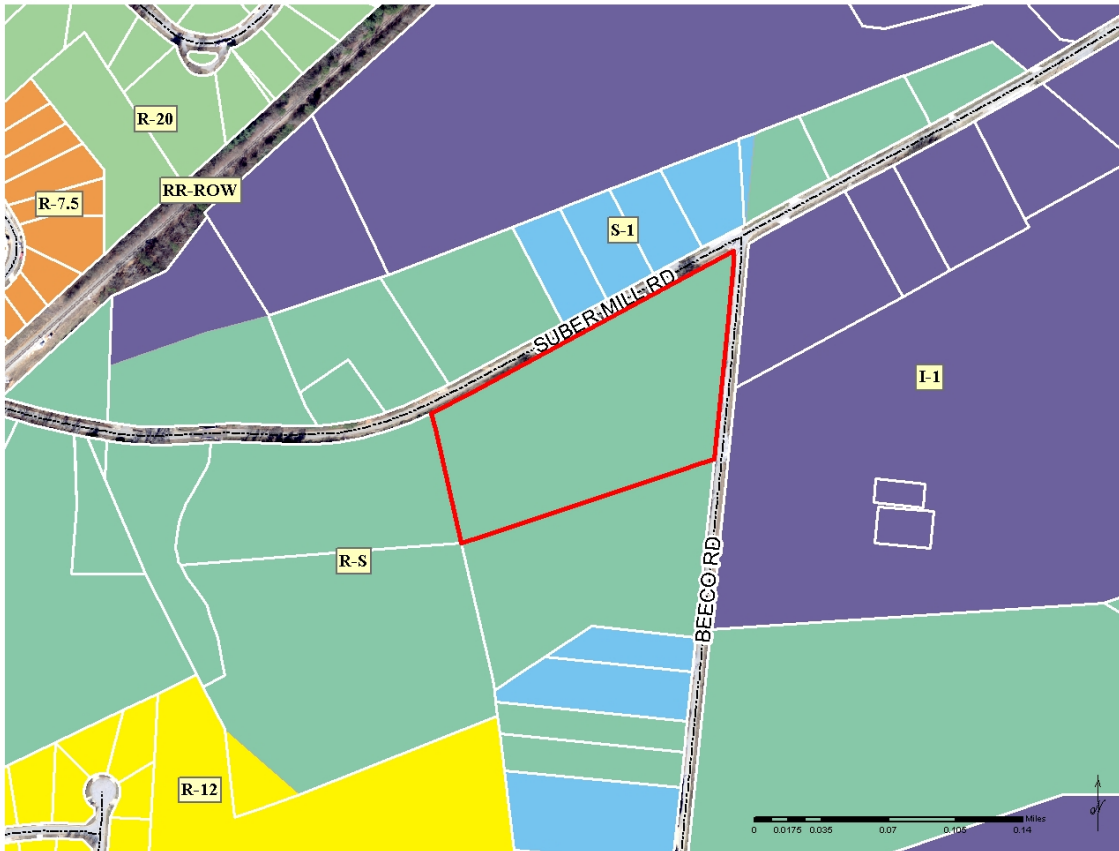


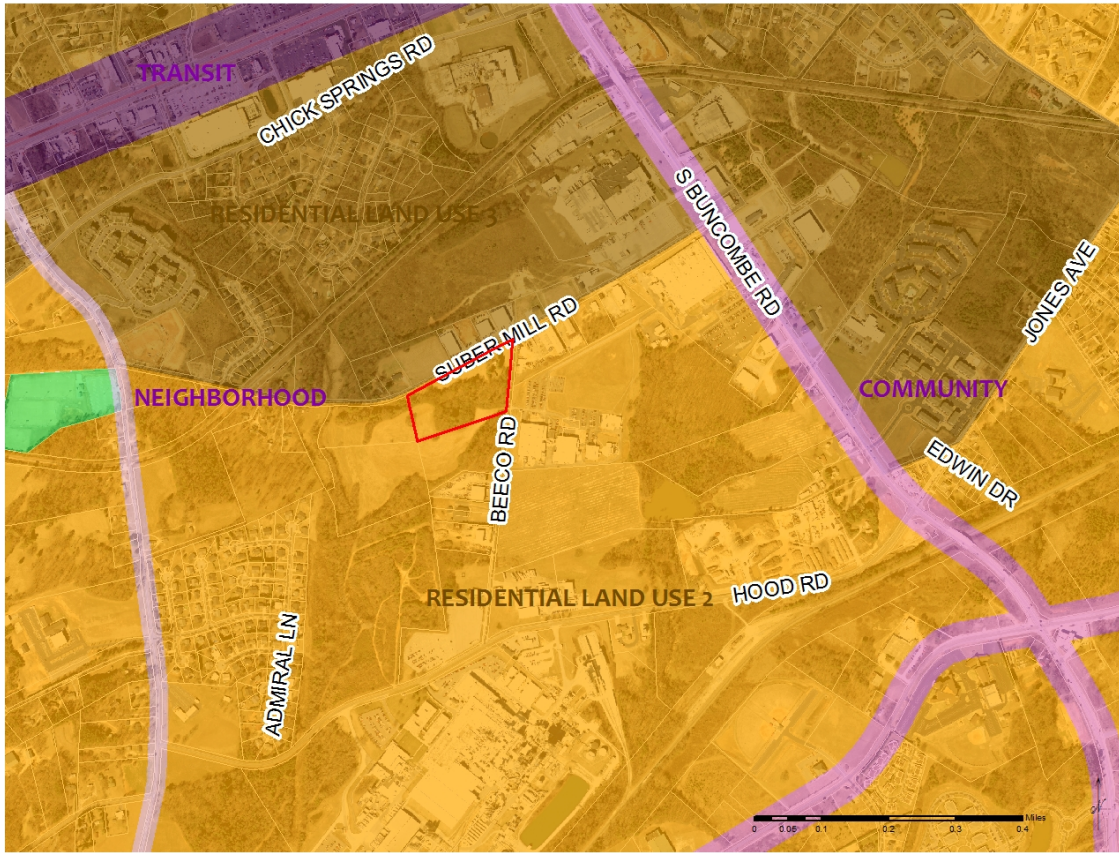
Aerial Photography, 2014





Zoning Map





Future Land Use Map