

**Zoning Docket from January 11, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2016-04	Johnny Craig Osteen 3218 New Easley Highway 0239040101000 C-2, Commercial to S-1, Services	23	Approval	Approval		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Johnny Osteen – Business Owner, Applicant <ul style="list-style-type: none"> <li>• Operating at this residence for the past 8 years</li> <li>• Would like to add a storage building to the property</li> </ul> </li> <li>2) Resident <ul style="list-style-type: none"> <li>• In support of rezoning</li> <li>• Good business and good neighbor</li> <li>• Welcomes business expansion</li> </ul> </li> <li>3) Contractor <ul style="list-style-type: none"> <li>• In support of rezoning</li> </ul> </li> <li>4) Employee <ul style="list-style-type: none"> <li>• In support of rezoning</li> <li>• Business is thriving</li> <li>• Need space to expand business</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) None</li> </ol> <p><b>List of meetings with staff:</b></p> <ul style="list-style-type: none"> <li>• December 9, 2015 – meeting with applicant/owner</li> </ul>				<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 parcel is 1.3 acres of property located on New Easley Highway approximately 1.8 miles west of White Horse Road and New Easley Highway interchange. The parcel has approximately 250 feet of frontage along New Easley Highway.</p> <p>The applicant states the proposed land use is for auto body collision repair.</p> <p>It is staff’s opinion that this requested rezoning would have little impact on the surrounding area. The proposal is consistent with future land use map of the comprehensive plan, and does not differ from the use currently on the site.</p> <p>Based on these reasons, staff recommends approval of the requested S-1, Services.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-04

**APPLICANT:** Johnny Craig Osteen

**PROPERTY LOCATION:** 3218 New Easley Highway

**PIN/TMS#(s):** 0239040101000

**EXISTING ZONING:** C-2, Commercial

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

**ACREAGE:** 1.13

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was zoned C-2, Commercial in May 1970 as part of Area 1.

**EXISTING LAND USE:** automotive collision repair

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	former retail commercial
East	C-2	former retail commercial
South	R-MHP	mobile home park
West	R-15	single-family residence

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 1* which prescribes 0.3 units to 3 units per acre.

The subject property is also designated as a *Transit Corridor* linking Greenville County’s urban areas, major employment centers, municipalities, and other regional and community centers. The land uses along these corridors should support a future mass transit system and incorporate an even balance of both residential and commercial development.

**ROADS:**

New Easley Highway: four-lane State-maintained major arterial

Location of Traffic Count	Distance to Site	2007	2013	2014
New Easley Highway	5,000' E	20,700	16,700 -19.3%	19,700 18%

**SUMMARY:**

The subject parcel is 1.3 acres of property located on New Easley Highway approximately 1.8 miles west of White Horse Road and New Easley Highway interchange. The parcel has approximately 250 feet of frontage along New Easley Highway.

The subject parcel is zoned C-2, Commercial. This district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

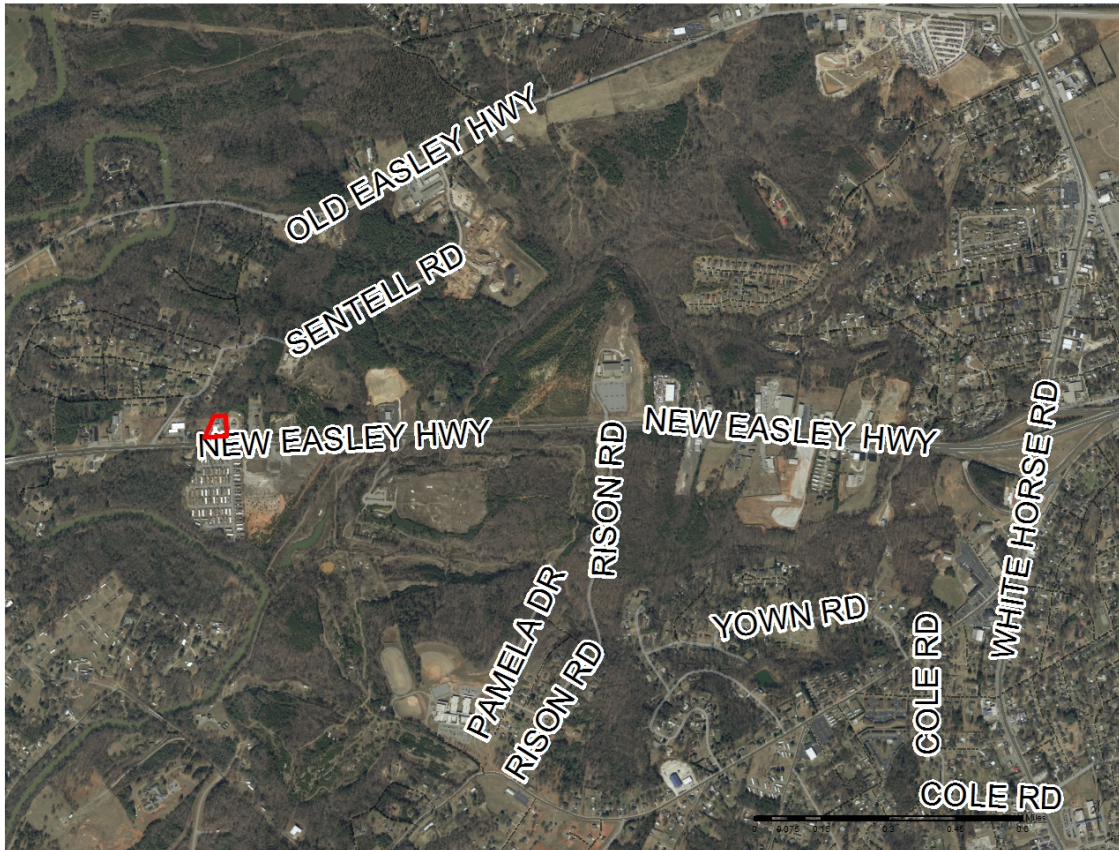
The application is requesting to rezone the property to S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing commercial uses which are service related or light industries which in their normal operations would have a minimal effect 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 auto body collision repair.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have little impact on the surrounding area. The proposal is consistent with future land use map of the comprehensive plan, and does not differ from the use currently on the site.

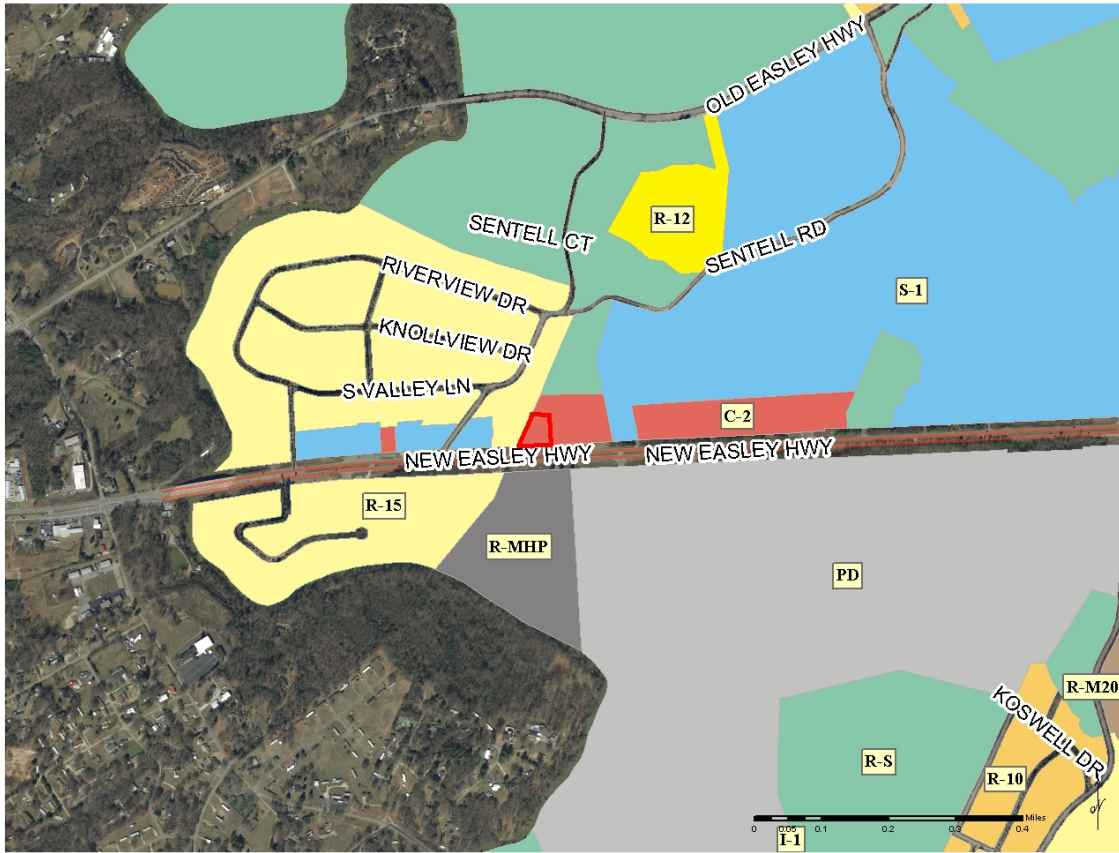
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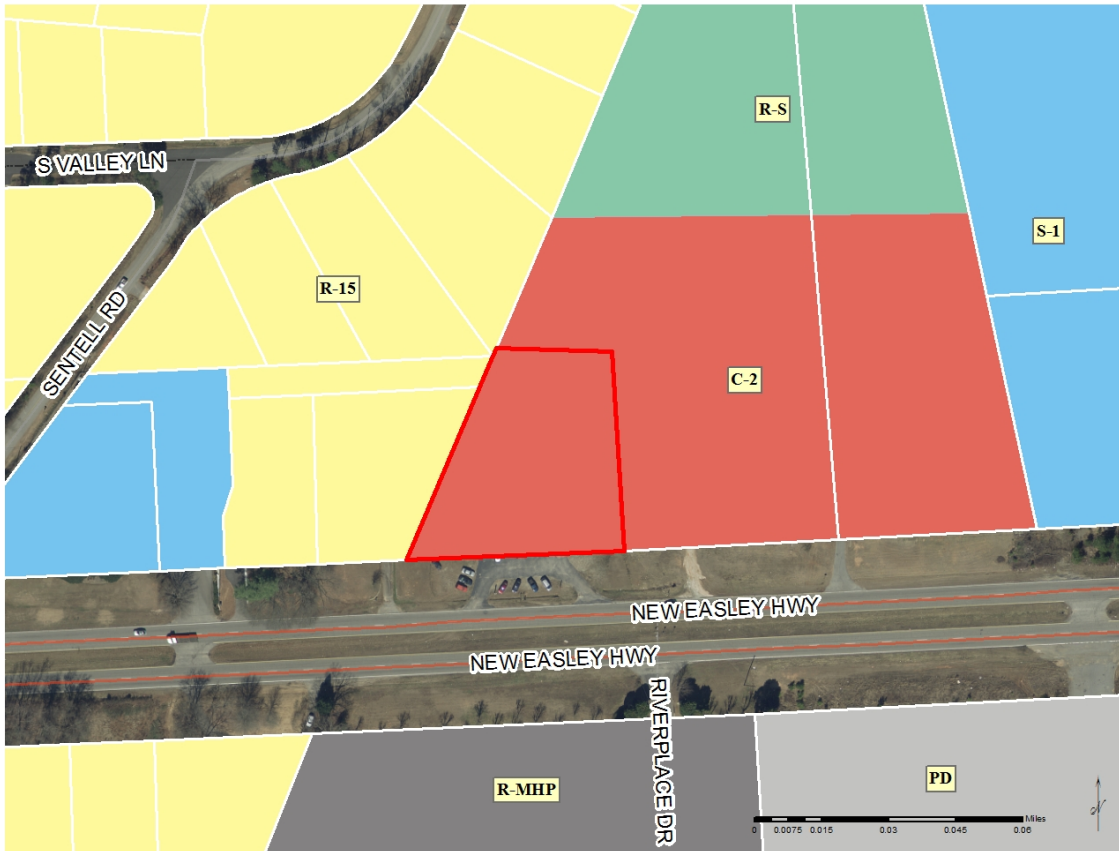
Aerial Photography, 2014

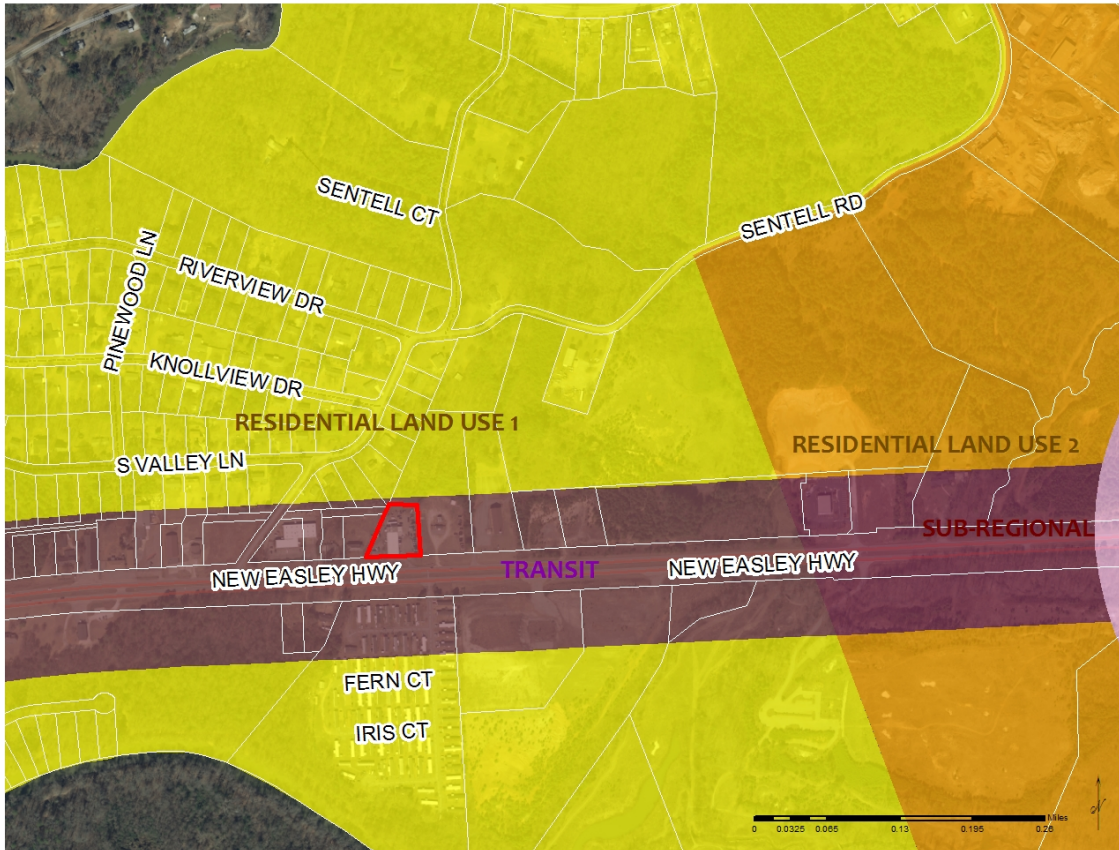






Zoning Map





Imagine Greenville, Future Land Use Map