

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-09	Bryon D. Culbertson for Jennifer L. Brooks 555 S. Old Piedmont Highway WG10010300101 and WG10010300200 I-1, Industrial to S-1, Services	25	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Jennifer Brooks - Owner</p> <ul style="list-style-type: none"> • Kindergarten through 5th grade • 90 students will be served initially • Expecting to expand to 200 students • \$½ million renovation budget <p>2) Resident</p> <ul style="list-style-type: none"> • 50 full time employees at this school • Would come into compliance with DOT standards • Value to redeveloping an already existing school building <p>3) Resident</p> <ul style="list-style-type: none"> • Free to children with autism • First school like this in the area and in the southeast region • Supports what this applicant is trying to do <p><u>Speakers Against:</u></p> <p>1) None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcels are about 10.2 acres of property located on S. Old Piedmont Highway approximately 0.2 miles from Piedmont Highway and the I-85 onramp. The parcels have approximately 660 feet of frontage along S. Old Piedmont Highway. Active railways are in close proximity to the western and eastern boundaries.</p> <p>The applicant states the proposed land use is for a Public Charter School for K-5 Students with Autism Spectrum Disorders.</p> <p>It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The proposed use as a school is inconsistent with existing, established industrial uses and surrounding zoning, and may present a potential safety risk. The stated proposed use of the site would utilize the proposed zoning in order to request a special exception for a school, an exception excluded from industrial zoning classification for reasons of incompatibility. The close proximity to rail lines and potentially hazardous industrial uses makes this proposal incompatible with existing adjacent uses.</p> <p>Infrastructure in this area, the current extent of industrial zoning, and proximity to major roadways are better situated to serve new and expanding industrial businesses.</p>					

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	Based on these reasons, staff recommends denial of the requested S-1, Services zoning.
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Planning Report

DOCKET NUMBER: CZ-2016-09

APPLICANT: Bryon D. Culbertson for Jennifer L. Brooks

PROPERTY LOCATION: 555 S. Old Piedmont Highway

PIN/TMS#(s): WG10010300101 and WG10010300200

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 10.2

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was zoned I-1, Industrial in May 1971 as part of Area 2.

EXISTING LAND USE: former school

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouses
East	S-1	retail and vacant
South	I-1	mobile home park
West	I-1	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gannt Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Employment Center* which are located strategically throughout the region in order to take advantage of existing infrastructure such as nearby high-capacity transportation networks. Employment Centers draw people from nearby communities and neighborhoods by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores.

The subject property is also designated as a *Regional Corridor* which is predominantly nonresidential. The form and function of these corridors allows for tall buildings, thight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County. The roads within these corridors are a minimum of four lanes and most intersections are signalized. Given the high volume and speed of traffic, access is managed with design principles that are intended to limit curb cuts and force

access off the road itself. Multi-modal transportation options may be incorporated into the access points of the Regional Corridors.

INDUSTRIAL POTENTIAL: The Greenville Area Development Corporation (GADC) opposes this request. The GADC notes this site has significant industrial viability due to its proximity to the rail corridor, available utilities, and vicinity to major highways and interstates. The site is located within a contiguous 20 acre block of industrial zoned area with redevelopment potential.

ROADS: South Old Piedmont Highway: four-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Piedmont Highway	500' NE	13,200	12,500 -5.3%	12,700 1.6%
Lenhardt Road	1,100' E	2,500	2,400 -4%	2,000 -16.7%

SUMMARY: The subject parcels are about 10.2 acres of property located on S. Old Piedmont Highway approximately 0.2 miles from Piedmont Highway and the I-85 onramp. The parcels have approximately 660 feet of frontage along S. Old Piedmont Highway. Active railways are in close proximity to the western and eastern boundaries.

The subject parcels are 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.

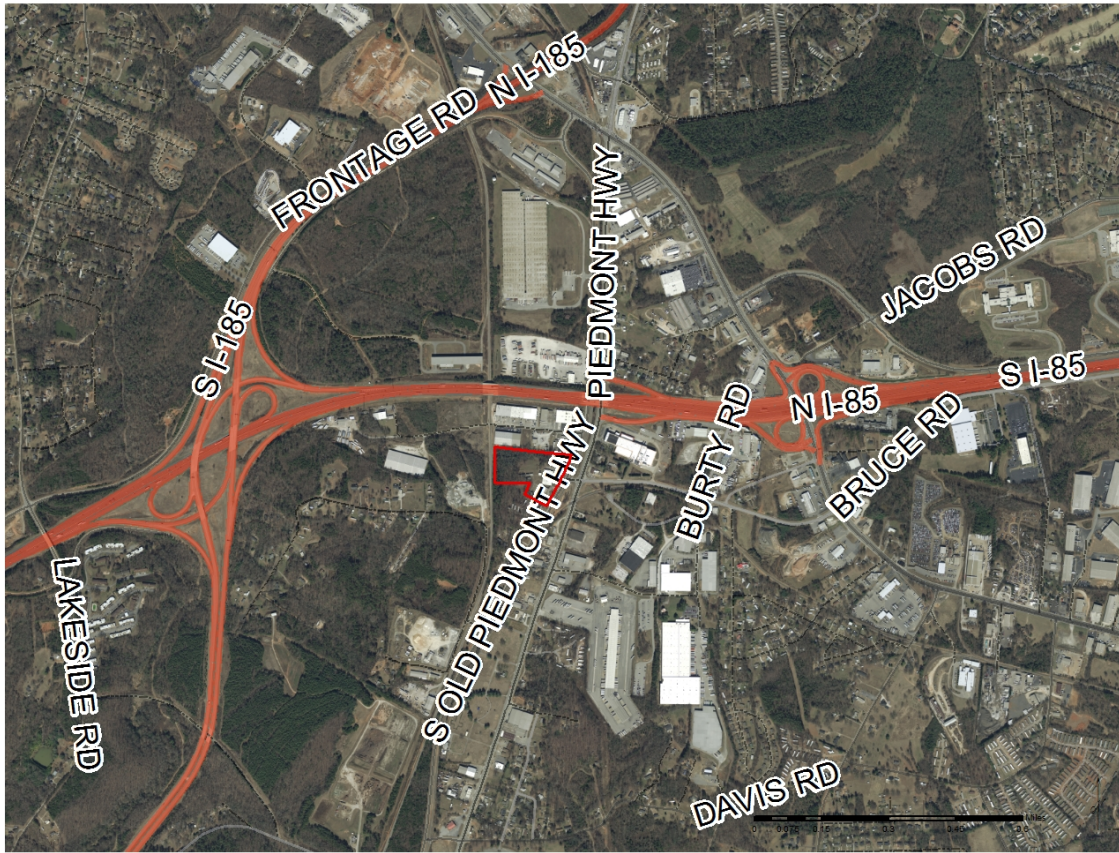
The applicant states the proposed land use is for a Public Charter School for K-5 Students with Autism Spectrum Disorders.

CONCLUSION: It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The proposed use as a school is inconsistent with existing, established industrial uses and surrounding zoning, and may present a potential safety risk. The stated proposed use of the site would utilize the proposed zoning in order to request a special exception for a school, an exception excluded from industrial zoning classification for reasons of incompatibility. The

close proximity to rail lines and potentially hazardous industrial uses makes this proposal incompatible with existing adjacent uses.

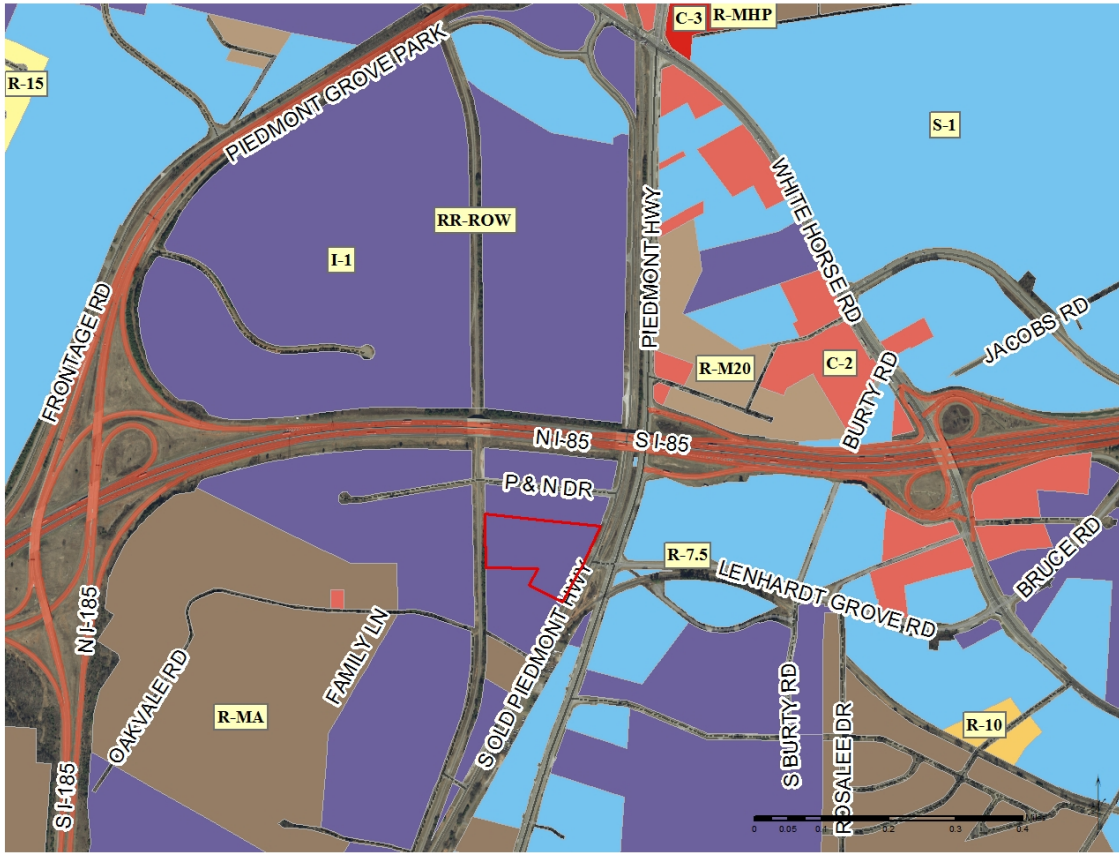
Infrastructure in this area, the current extent of industrial zoning, and proximity to major roadways are better situated to serve new and expanding industrial businesses.

Based on these reasons, staff recommends denial of the requested S-1, Services zoning.



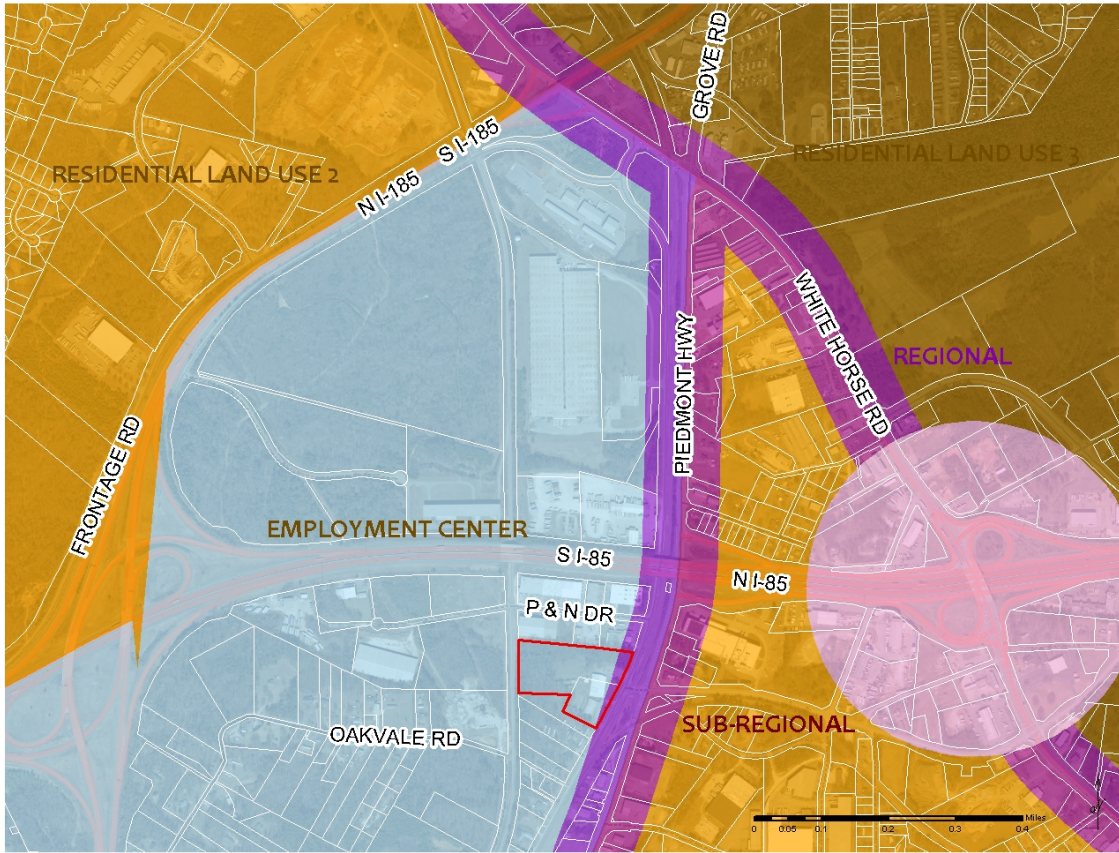
Aerial Photography, 2014





Zoning Map





Imagine Greenville, Future Land Use Map