

**Zoning Docket from March 14, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-18	Kirk S. Chapman 403 and 407 E. Main Street, Taylors T006000300400 & T006000300500 R-20, Single-Family Residential & C-1, Commercial To C-2, Commercial	18	Denial	Denial 3/23/16		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant, Kirk Chapman</p> <ul style="list-style-type: none"> <li>• Intended use is for import vintage motorcycle apparel</li> <li>• Use the building for retail space</li> <li>• Incorporate at a later time is a service space for motorcycles</li> <li>• This market is increasing, but not typical 'biker' scene</li> <li>• Creates a community to service motorcycles</li> </ul> <p><u>Speakers Against:</u> none</p> <p><b>List of meetings with staff:</b> February 8, 2016 - applicant</p>					<p><b>Petition/Letter For:</b> none</p> <p><b>Against:</b> none</p>
<b>Staff Report</b>	<p>The subject parcel is 0.2 acre of property located on East Main Street approximately 1.3 miles northwest of the intersection of West Main Street and Wade Hampton Boulevard. The parcel has approximately 100 feet of frontage along East Main Street.</p> <p>The applicant states the proposed land use is for retail. During the public hearing, the applicant stated the business would also include a motorbike repair shop. A better suggestion for this site may be to consider C-3, Commercial, which would avoid incompatible uses associated with C-2.</p> <p>It is staff's opinion that this requested rezoning may impact the character of the surrounding area and suggests a consideration of C-3, Commercial zoning.</p> <p>Based on these reasons, staff recommends denial of the request for C-2, Commercial.</p>					

**DOCKET NUMBER:** CZ-2016-18

**APPLICANT:** Kirk S. Chapman

**PROPERTY LOCATION:** 403 and 407 E. Main Street, Taylors

**PIN/TMS#(s):** T006000300400 and T006000300500

**EXISTING ZONING:** R-20, Single-Family Residential and C-1, Commercial

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

**ACREAGE:** 0.2

**COUNCIL DISTRICT:** 18 – Baldwin

**ZONING HISTORY:** The parcels were originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. The application to rezone T006000300400 from R-20 to C-1 was approved in 2008, CZ-2008-69.

**EXISTING LAND USE:** retail and warehouse, vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	vacant wooded
East	R-20	vacant wooded
South	C-2	church (Church of Christ)
West	R-20	vacant retail and construction

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

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

**ROADS:** East Main Street: two-lane State-maintained minor collector

**TRAFFIC:** No traffic counts in the proximity of East Main Street.

**SUMMARY:** The subject parcel is 0.2 acre of property located on East Main Street approximately 1.3 miles northwest of the intersection of West Main Street and Wade Hampton Boulevard. The parcel has approximately 100 feet of frontage along East Main Street.

The subject parcel T006000300400 is zoned C-1, Commercial. This district is established to provide commercial establishments for the convenience of local residents.

This subject parcel T006000300500 is zoned R-20, Single-Family Residential. This residential district is established as an area in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district is intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in this district.

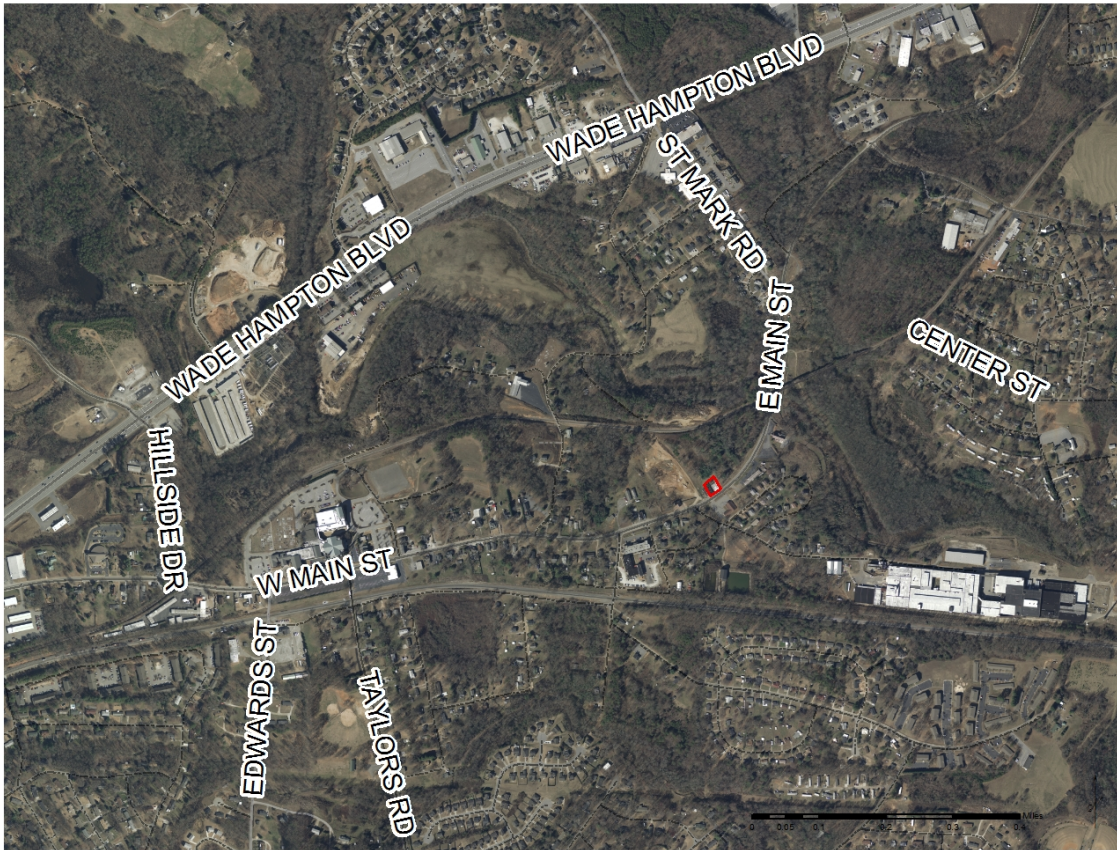
The applicant is requesting to rezone the property to C-2, Commercial. This district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the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

The applicant states the proposed land use is for retail. During the public hearing, the applicant stated the business would also include a motorbike repair shop. A better suggestion for this site may be to consider C-3, Commercial, which would avoid incompatible uses associated with C-2.

**CONCLUSION:**

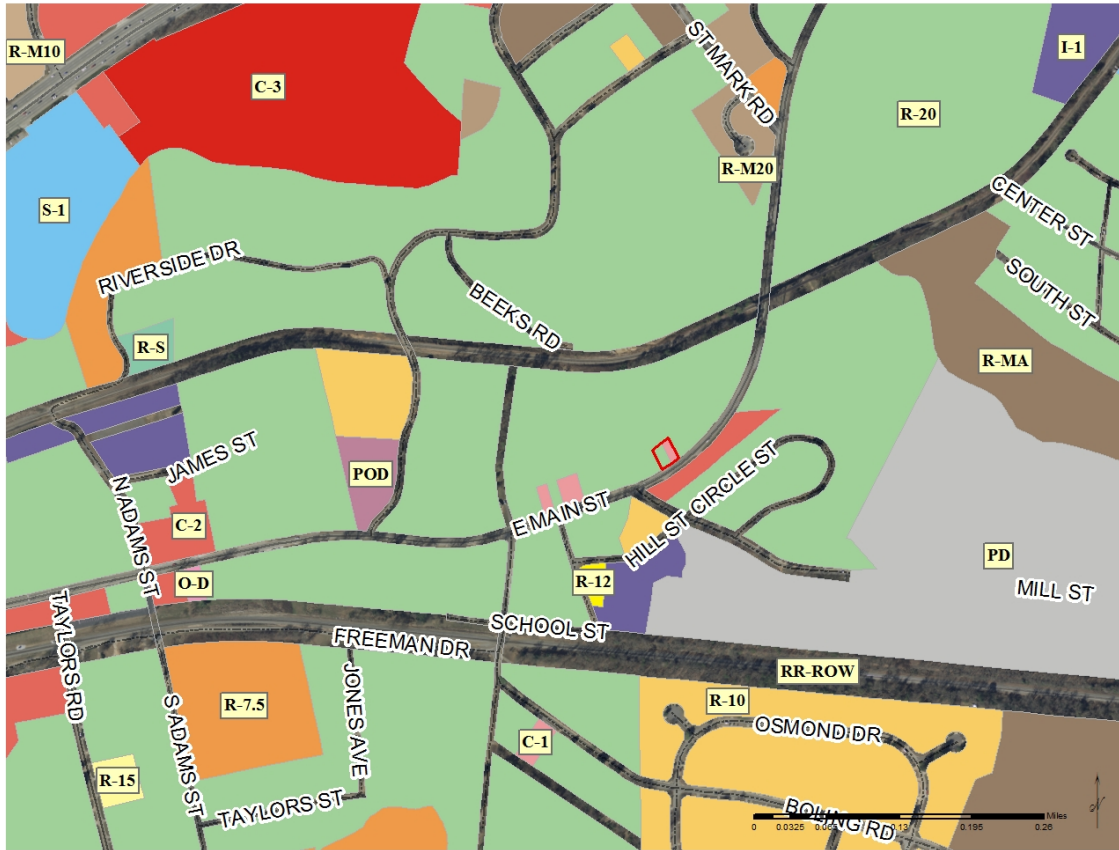
It is staff's opinion that this requested rezoning may impact the character of the surrounding area and suggests a consideration of C-3, Commercial zoning.

Based on these reasons, staff recommends denial of the request for C-2, Commercial. The Planning Commission recommends denial.



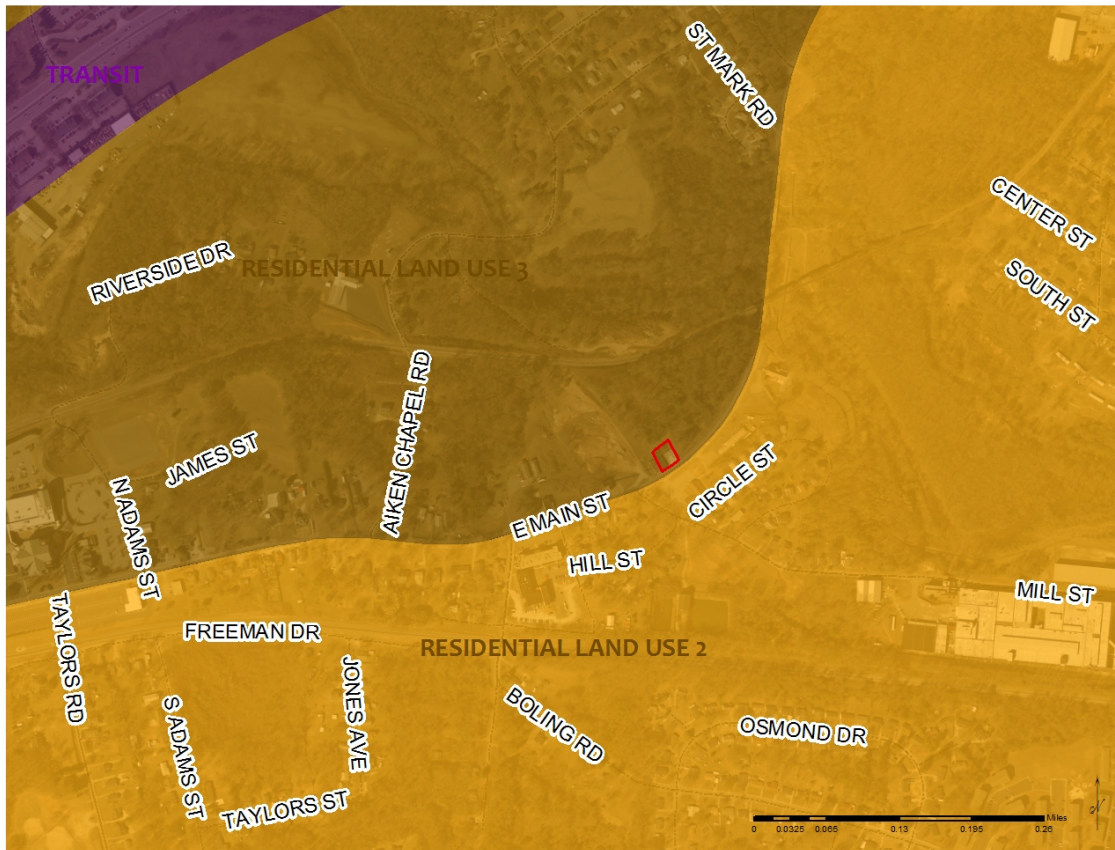
Aerial Photography, 2014





Zoning Map





Future Land Use Map