

Zoning Docket from March 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-22	Jed M. Aho for JK Development and Restore Life, LLC 600 Block of Aiken Chapel Road T008000400403, T008000400406 & T008000400407 R-MA, Multifamily Residential & C-2, Commercial To C-3, Commercial	18	Denial	Denial 3/23/16		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicants</p> <ul style="list-style-type: none"> • Purchased 2006 and planned to develop multifamily • Sewer moratorium stalled development • Godiva's for sale may allow for area development • Possible construction of commercial building to lease <p><u>Speakers Against:</u> 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 parcel is 1 acre of property located on Aiken Chapel Road approximately 0.1 miles southwest of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 250 feet of frontage along Aiken Chapel Road.</p> <p>The applicant did not state the proposed land use on the application. However, during the public hearing, the applicant stated that the use would be leased commercial space. The location, however, is one block from a commercial corridor and adjacent to residential. This location is less than ideal for building additional commercial development better suited to Wade Hampton Blvd. Results of a planning process towards a Taylors Community Plan show this area as a mixed use node with higher intense uses towards the intersection of Wade Hampton Blvd. and St. Marks Road.</p> <p>It is staff's opinion that this requested rezoning would have significant impact on the surrounding area and would expand commercial uses into an established neighborhood.</p> <p>Based on these reasons, staff recommends denial of the requested C-3, Commercial.</p>					

DOCKET NUMBER: CZ-2016-22

APPLICANT: Jed M. Aho for JK Development and Restore Life, LLC

PROPERTY LOCATION: 600 Block of Aiken Chapel Road

PIN/TMS#(s): T008000400403, T008000400406 and T008000400407

EXISTING ZONING: R-MA, Multifamily Residential and C-2, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 1

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The parcel was originally zoned R-MA, Multifamily Residential and C-2, Commercial in May 1970, as part of Area 1.

EXISTING LAND USE: vacant, wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	commercial (auto repair, construction, cell tower)
East	C-2	vacant commercial
South	R-MA	multifamily residential (apartments)
West	R-MA	multifamily residential (duplex)

WATER AVAILABILITY: Greenville Water available within 200 feet.

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.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-MA	20 units/acre	0.64	13 units
	C-2	16 units/acre	0.32	5 units
Requested	C-3	16 units/acre	0.96	15 units

successful rezoning may reduce up to 3 units.

ROADS: Aiken Chapel Road: two-lane County maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Wade Hampton Boulevard	1,100' NW	32,300	26,600 -17.6%	29,500 10.9%

SUMMARY:

The subject parcel is 1 acre of property located on Aiken Chapel Road approximately 0.1 miles southwest of the intersection of Saint Mark Road and Wade Hampton Boulevard. The parcel has approximately 250 feet of frontage along Aiken Chapel Road.

Parcels T008000400406, T008000400407 and a portion of T008000400403 are zoned R-MA, Multifamily Residential. This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions, and the recreational, religious, and educational facilities that are normally required to provide an orderly and attractive residential area.

A portion of parcel T008000400403 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.

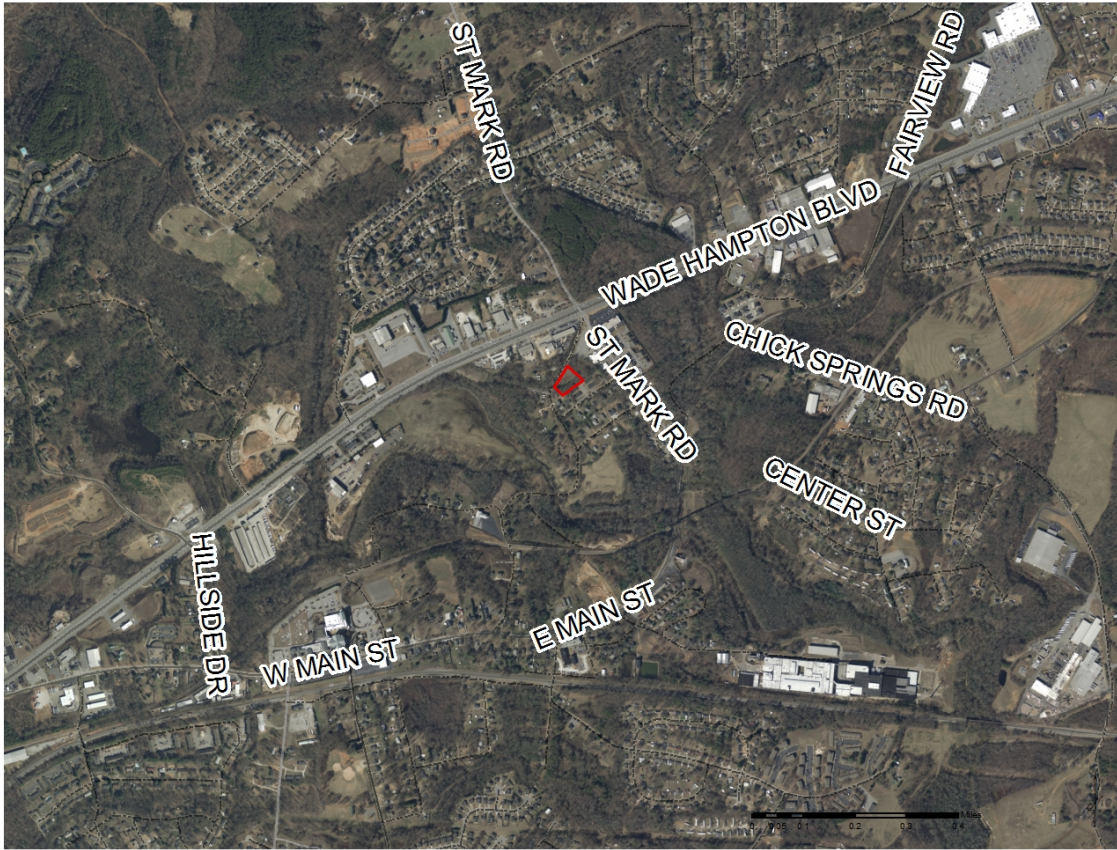
The applicant is requesting to rezone the property to C-3, Commercial. This district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

The applicant did not state the proposed land use on the application. However, during the public hearing, the applicant stated that the use would be leased commercial space. The location, however, is one block from a commercial corridor and adjacent to residential. This location is less than ideal for building additional commercial development better suited to Wade Hampton Blvd. Results of a planning process towards a Taylors Community Plan show this area as a mixed use node with higher intense uses towards the intersection of Wade Hampton Blvd. and St. Marks Road.

CONCLUSION:

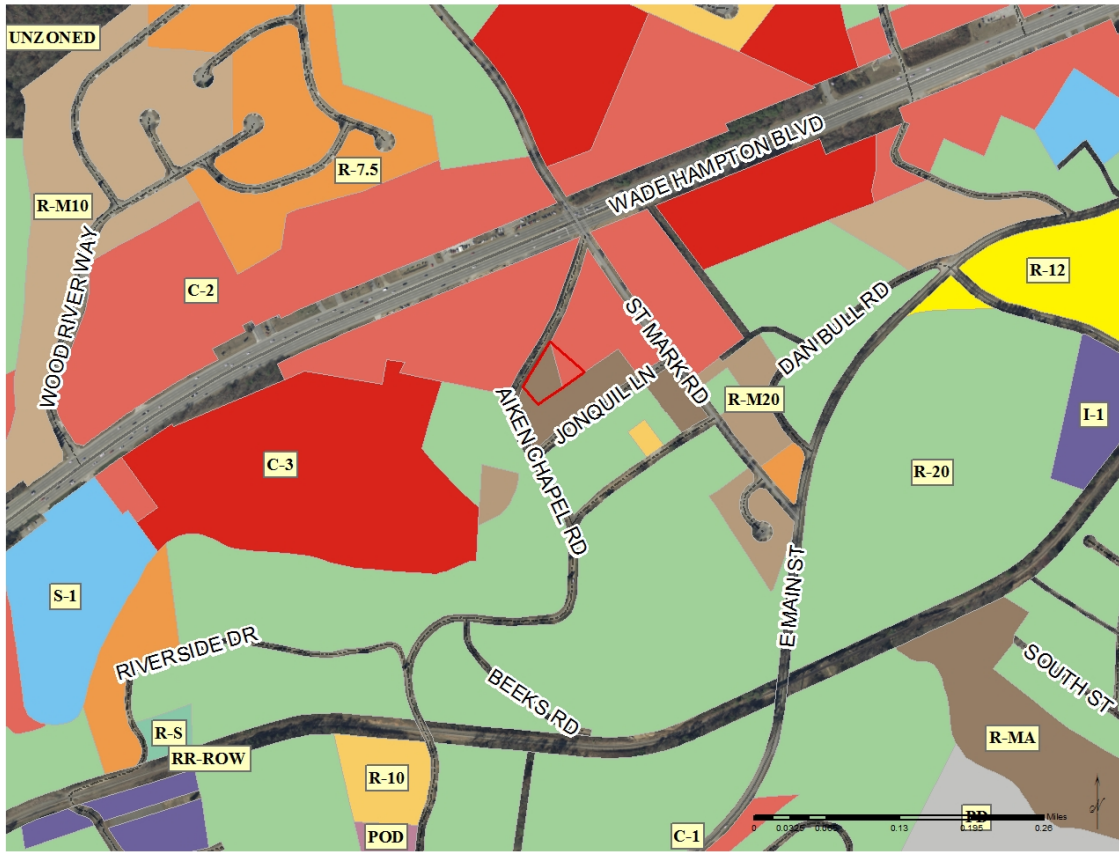
It is staff's opinion that this requested rezoning would have significant impact on the surrounding area and would expand commercial uses into an established neighborhood.

Based on these reasons, staff recommends denial of the requested C-3, Commercial. The Planning Commission recommends denial.

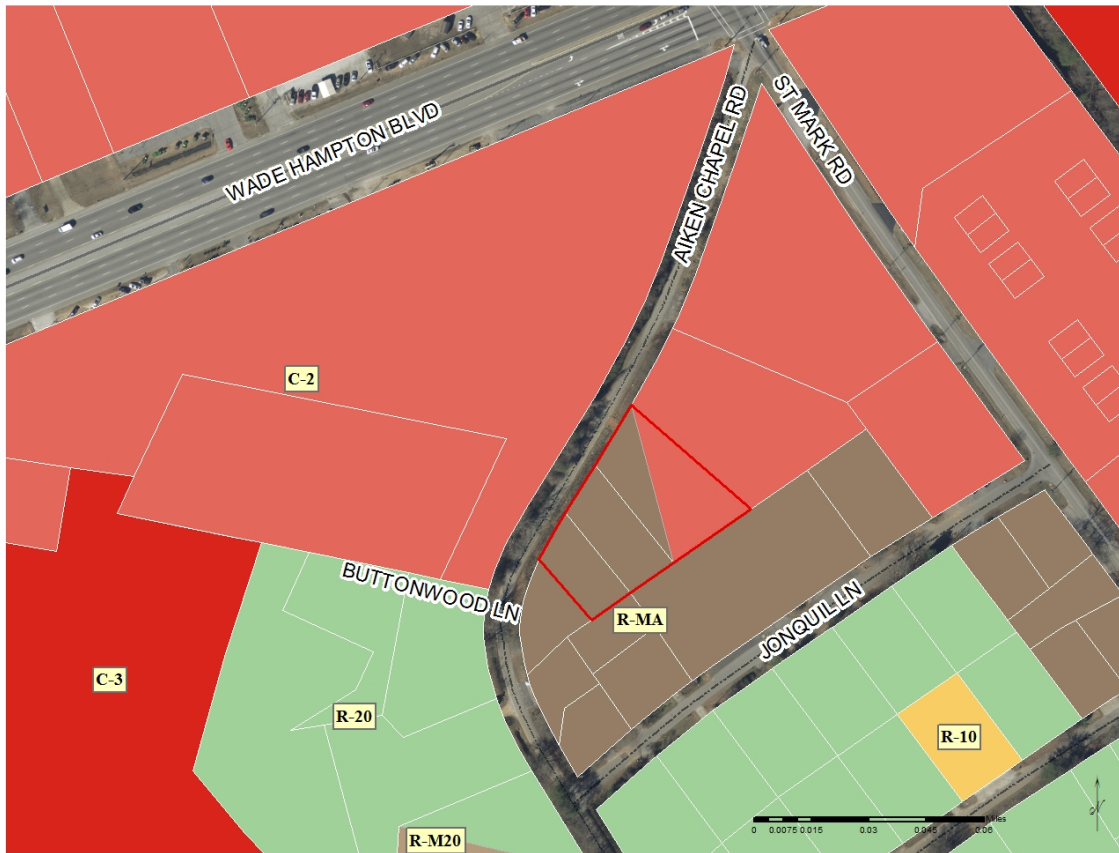


Aerial Photography, 2014





Zoning Map





Future Land Use Map