

Zoning Docket from May 16, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2016-32	Johnie Allen DeVore, Jr. for Stephanie King, Three Tree Hill, LLC 245 Hicks Road 0394000102500 R-10, Single-Family Residential to S-1, Services	25	Denial	Approval if request is amended 5/25/16	6/6/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</p> <p><u>Speakers For:</u> 3 in attendance</p> <ol style="list-style-type: none"> 1) John DeVore, applicant, realtor <ul style="list-style-type: none"> • With handouts, completed an impact study for the LLC 2) Todd King, Three Tree, LLC <ul style="list-style-type: none"> • Currently owns the landscape business on Augusta Rd and Old Augusta Rd. • Use it for an overflow lot for the Augusta Rd. site. • Low impact overflow lot for stone/ landscape supply • No customers would access this site • Intends to have a significant buffer to the residential, a 35 ft. buffer of trees • The road on the site is poor and would need stabilization • Would be willing to have entrance on Augusta and provide a buffer • Mud was a clogged drain which was remedied <p><u>Speakers Against:</u> 16 in attendance</p> <ol style="list-style-type: none"> 1) Resident on Hicks Road <ul style="list-style-type: none"> • Submitting a statement • Part of the original Hicks family property • New zoning would create additional traffic • In a flood zone area, and protected only by the natural lay of the land • Requesting a buffer for the property 2) Resident on Hicks Road <ul style="list-style-type: none"> • Understand importance of economic development • We want to support commercial development but protect integrity of street, and maintain security and speed control. • We request to maintain the zoning and respect the maintenance of the neighborhood 3) Resident on Hicks Road <ul style="list-style-type: none"> • We have not had the opportunity to speak with the applicant • Concerned about the trucks coming in and out of the area which is our main ingress and egress to the neighborhood. • Would rather the site be maintained as residential 4) Resident on Hicks Road <ul style="list-style-type: none"> • Entrance is in front of my house, exit at my niece's house 				<p>Petition/ Letter</p> <p><u>For:</u> 31</p> <p><u>Against:</u> none</p>	

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	<ul style="list-style-type: none"> • Speed bumps just fixed, but now would have trucks. • It was a mud hole when they were clearing the site, and going right to her driveway <p>List of meetings with staff: none</p>	
Staff Report	<p>The subject parcel is 10.5 acres of property located on Hicks Road approximately 0.9 miles northeast of the intersection of White Horse Road and Augusta Road intersection. The parcel has approximately 380 feet of frontage along Hicks Road.</p> <p>The applicant states the proposed land use is for stone landscape supply inventory and some equipment parking. Although the site is large and may accommodate the use, it's location in close proximity to an established neighborhood. Furthermore, concerns exist about the integrity of Hicks Road and the ability to handle heavier truck traffic from Augusta Road to the project site.</p> <p>The proposed S-1, Services district would introduce incompatible uses to this established residential neighborhood along Hicks Road. Typically S-1 zoning is located along arterial roads that can better support commercial and industrial uses without presenting a conflict with nearby residential neighborhoods.</p> <p>It is staff's opinion that the current R-10, Single-Family Residential zoning is appropriate and that this requested rezoning to S-1, Services, would have an immediate negative impact to the character of the adjacent neighborhood. The proposal is inconsistent with future land use plan.</p> <p>Based on these reasons, staff recommends denial of the request for S-1, Services.</p>	
Planning Commission	<p>Approval recommendation based on if the applicant updates the request to a maximum area of 2 acre of S-1 and the balance to remain R-10, Single-Family Residential.</p>	

Planning Report

DOCKET NUMBER: CZ-2016-32

APPLICANT: Johnie Allen DeVore, Jr. for Stephanie King, Three Tree Hill, LLC

PROPERTY LOCATION: 245 Hicks Road

PIN/TMS#(s): 0394000102500

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 10.5

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in May 1971, as part of Area 2.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	service shop/body shop
East	R-10	single-family residential and manufactured home park
South	R-MA	manufactured home
West	C-2	office and vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

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

ROADS: Hicks Road: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2007	2013	2014
Old Augusta Road	1,200' NE	2,200	1,600 -27.3%	2,000 25%

TRAFFIC:

Pleasantburg Drive	1,500' NW	25,900	22,800 -12%	20,200 -11.4%
White Horse Road Extension	3,100' SW	4,100	4,000 -2.4%	4,200 5%

SUMMARY:

The subject parcel is 10.5 acres of property located on Hicks Road approximately 0.9 miles northeast of the intersection of White Horse Road and Augusta Road. The parcel has approximately 380 feet of frontage along Hicks Road.

The subject parcel is zoned R-10, 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 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 stone landscape supply inventory and some equipment parking. Although the site is large and may accommodate the use, it's location in close proximity to an established neighborhood. Furthermore, concerns exist about the integrity of Hicks Road and the ability to handle heavier truck traffic from Augusta Road to the project site.

The proposed S-1, Services district would introduce incompatible uses to this established residential neighborhood along Hicks Road. Typically S-1 zoning is located along arterials roads that can better support commercial and industrial uses without presenting a conflict with nearby residential neighborhoods.

CONCLUSION:

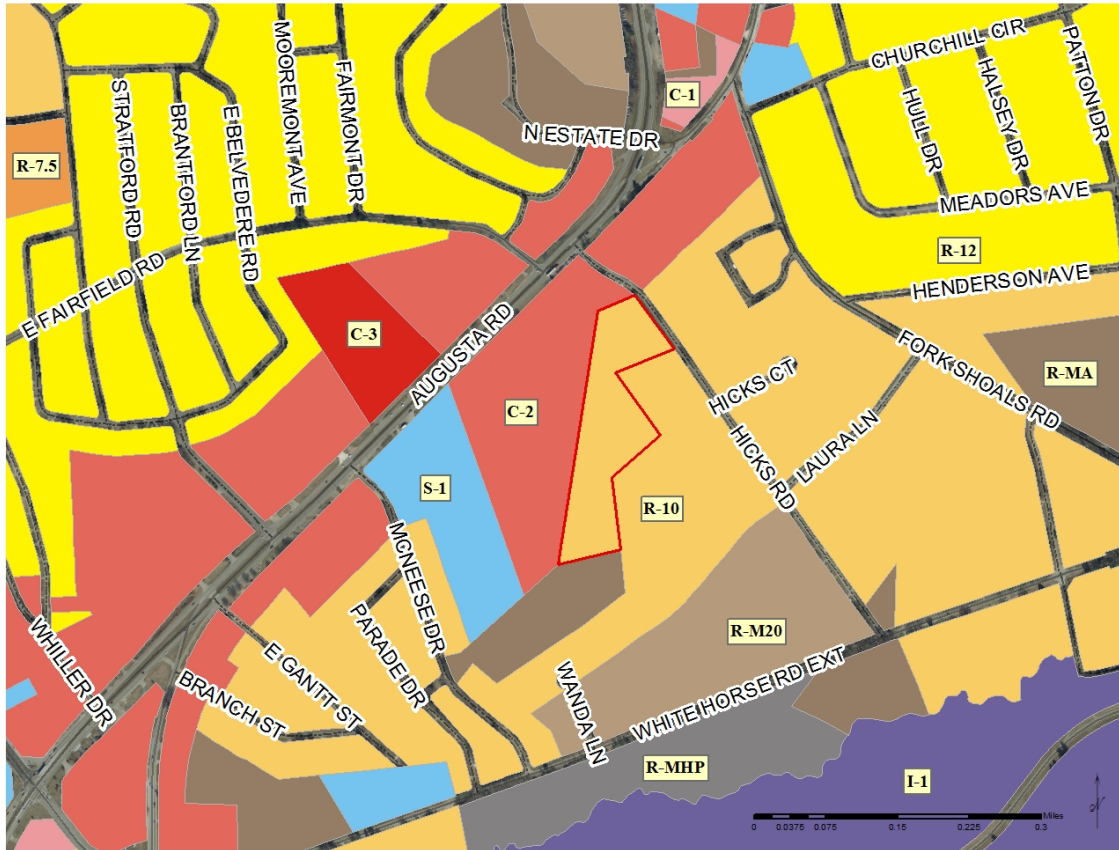
It is staff's opinion that the current R-10, Single-Family Residential zoning is appropriate and that this requested rezoning to S-1, Services, would have an immediate negative impact to the character of the adjacent neighborhood. The proposal is inconsistent with future land use plan.

Based on these reasons, staff recommends denial of the request for S-1, Services. The Planning Commission recommends approval if amended to include a maximum two acre portion to be rezoned to S-1, and the balance to remain as R-10, Single-Family Residential.

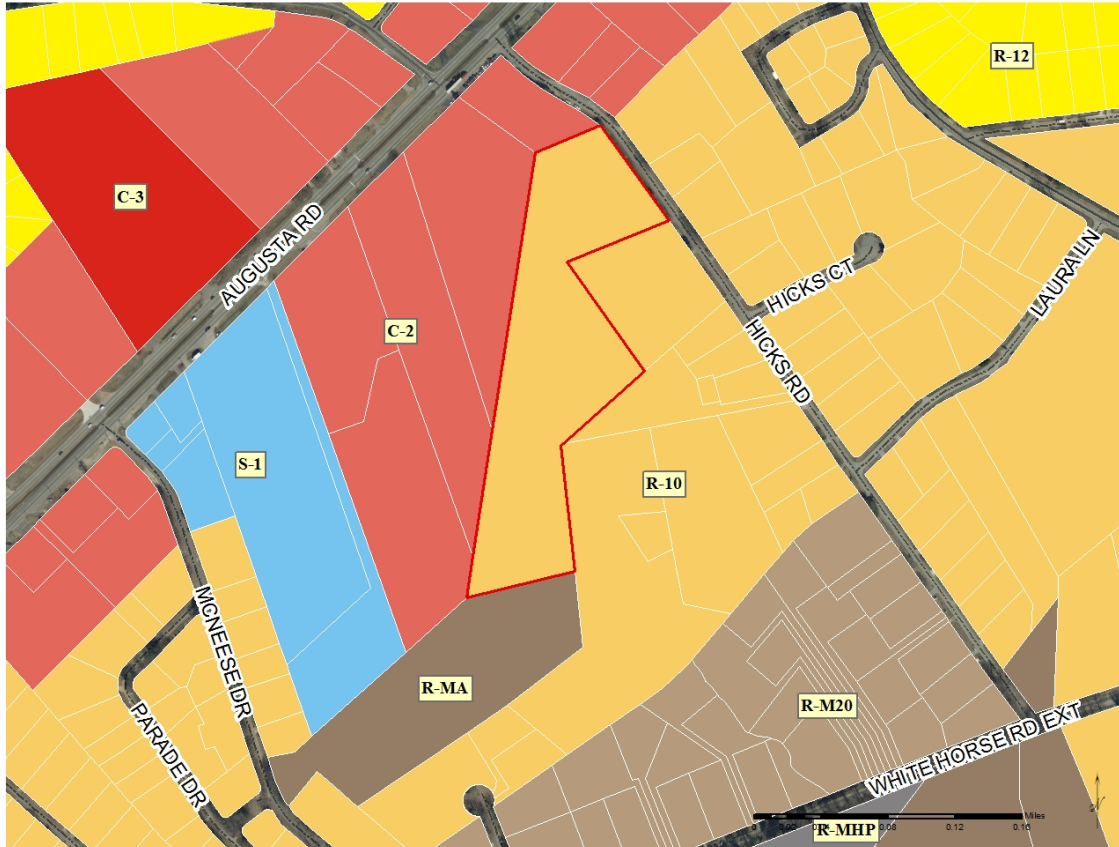


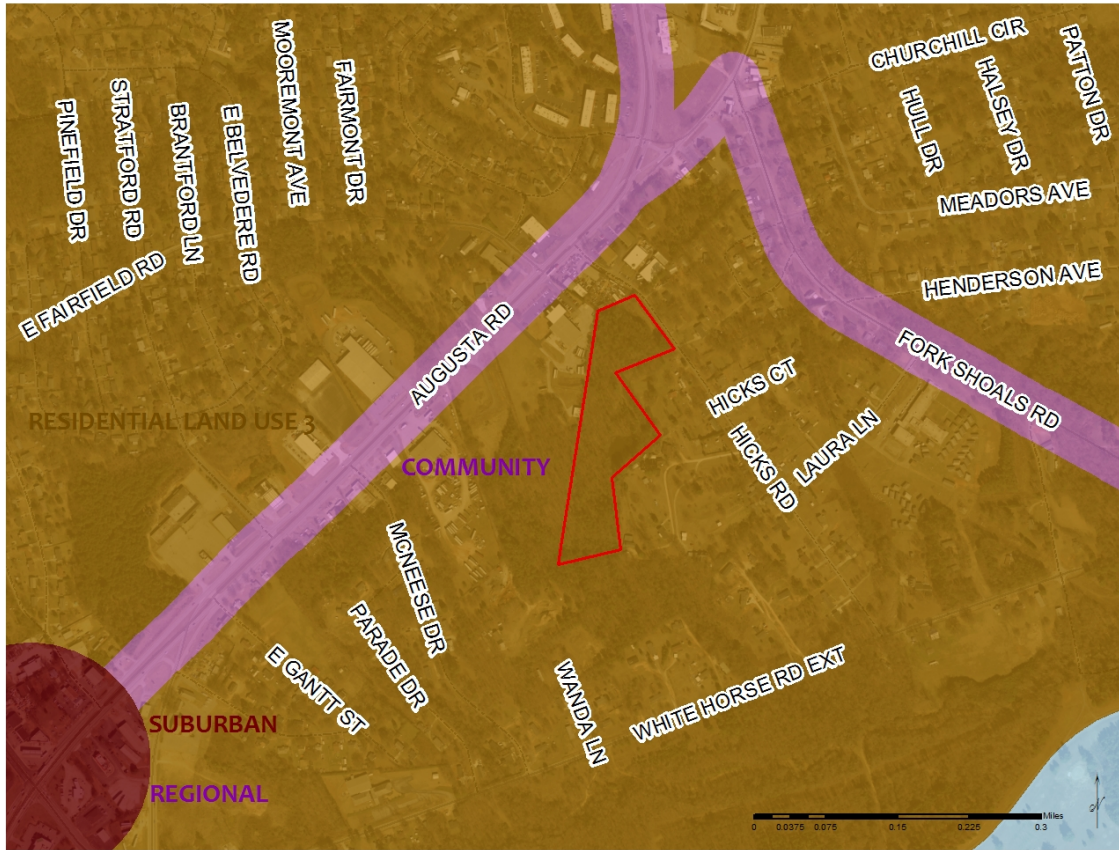
Aerial Photography, 2014





Zoning Map





Future Land Use Map



June 1, 2016

RE: Amendment Request to Rezoning Docket CZ-2016-32

ATTN: Mr. Scott Park and Greenville County Planning Staff/Commission

Good afternoon Mr. Park:

As discussed in the most recent Planning Commission meeting, we (Johnie DeVore, applicant for 3 Tree Hill, LLC and Mrs. Stephanie King) request to amend the re-zoning application, reducing it to an approximate 20 to 25% portion of the 10.5-acre parcel. We thus would only re-zone 2 to 2.5 acres. The following changes will be submitted in a new survey being completed by WR Williams Surveying (864-834-7955):

- 1) The primary storage and parking area will be the only area requested for rezoning.
- 2) That area will be approximately 2 to 2.5 acres.
- 3) The remaining approximate 8 acres will remain R-10 and left vegetated as-is.
- 4) The area left R-10 will include a treed and vegetated buffer adjacent to the residential area.
- 5) The portion requested for re-zoning will be adjacent to rear of the C-2 properties along Augusta Road.

We will submit the new survey as soon as possible, with intended delivery by the next scheduled meeting.

Thank-you

JOHN DeVore, realtor/development consultant

OWRealty.