

**Zoning Docket from May 16, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-34	Jamie McCutchen, CCAD Engineering for Mary Ellen Fulmer Garrett 1022 West Georgia Road 0574020102800 R-S, Residential Suburban to C-3, Commercial	28	Approval	Approval 5/25/16	6/6/16	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Kathy McCord, proxy for applicant                             <ul style="list-style-type: none"> <li>• Proposed to build a self-storage facility</li> </ul> </li> <li>2) Steve Patel, land owner                             <ul style="list-style-type: none"> <li>• Showed the location of the site</li> <li>• 45-50,000 sq. ft. net and one car per 8,000 (8-10 cars/day)</li> <li>• Georgia Road is 15,000 cars/day</li> <li>• The storage facility would be less impact to community</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Future self-storage building developer                             <ul style="list-style-type: none"> <li>• Purchased 17 acres and rezoned to S-1 for a large storage facility</li> <li>• Showed a photo of advertising 70,000 sq. ft. on the subject site</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> none</p>					<p><u>Petition/Letter For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 3 acres of property located on West Georgia Road approximately 0.8 miles southwest of the intersection of West Georgia Road and Interstate 385. The parcel has approximately 240 feet of frontage along West Georgia Road.</p> <p>The applicant did not state the proposed land use. However, during the public hearing, the applicant stated the intention to develop the site with 45,000 to 50,000 sq. ft. of mini warehouse storage. This type of development as well as the B-G (Business General) zoning within the City of Simpsonville makes this zoning a good proposal for this site.</p> <p>It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the request for C-3, Commercial</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-34

**APPLICANT:** Jamie McCutchen, CCAD Engineering for Mary Ellen Fulmer Garrett

**PROPERTY LOCATION:** 1022 West Georgia Road

**PIN/TMS#(s):** 0574020102800

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 3

**COUNCIL DISTRICT:** 28 – Payne

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in December 1994, as part of Area 10.

**EXISTING LAND USE:** single-family residence

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-OI	school (Plain Elementary School) (City of Simpsonville)
South	B-G	single-family residential (City of Simpsonville)
West	R-S	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer, lines would need to be extended

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and designates as a *Neighborhood Corridor*. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

**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-S	1.7 units/acre	3.18	5 units
Requested	C-3	16 units/acre		51 units

A successful rezoning may add up to 46 units.

**ROADS:** West Georgia Road: two-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2014
Georgia Road	1,400' NE	11,200	13,300 18.8%	12,400 6.8%

**SUMMARY:**

The subject parcel is 3 acres of property located on West Georgia Road approximately 0.8 miles southwest of the intersection of West Georgia Road and Interstate 385. The parcel has approximately 240 feet of frontage along West Georgia Road.

The subject parcel is zoned R-S, Residential Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Provisions are made for reduction of the minimum lot size where public or community sewerage and water systems are available.

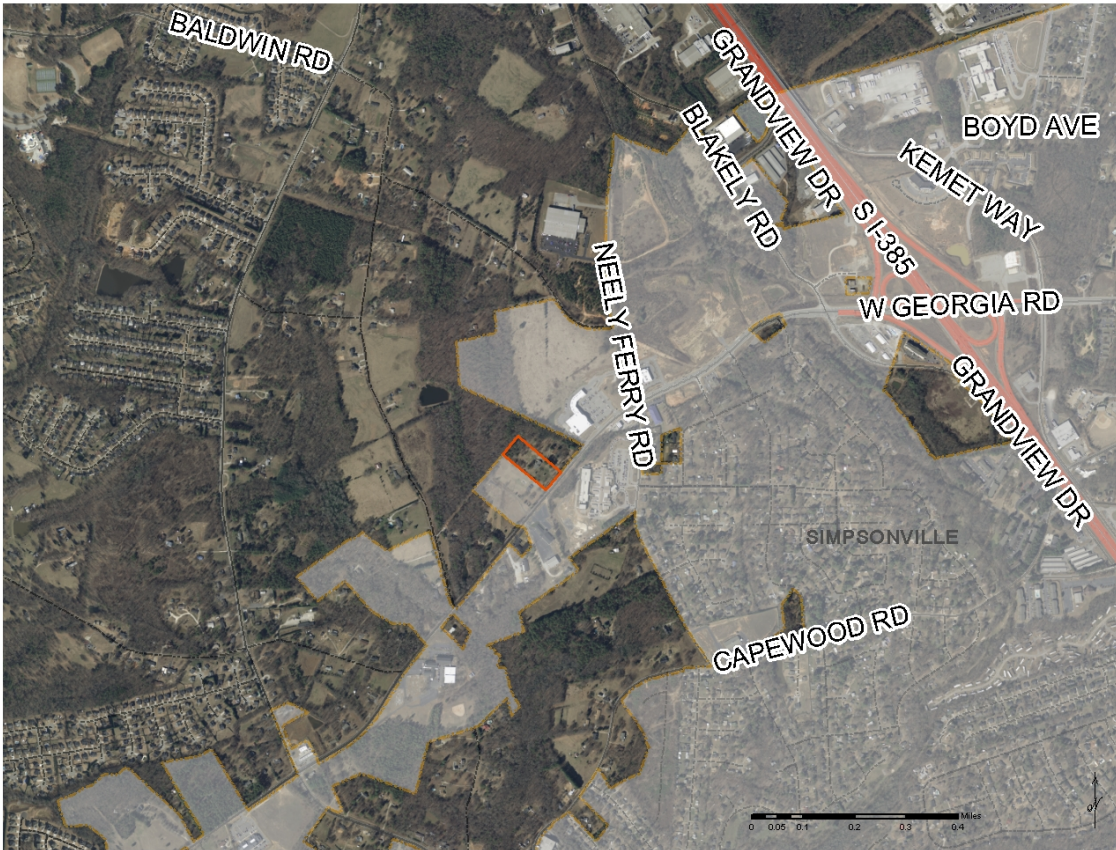
The applicant is requesting to rezone the property to C-3, Commercial. This district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially 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. However, during the public hearing, the applicant stated the intention to develop the site with 45,000 to 50,000 sq. ft. of mini warehouse storage. This type of development as well as the B-G (Business General) zoning within the City of Simpsonville makes this zoning a good proposal for this site.

**CONCLUSION:**

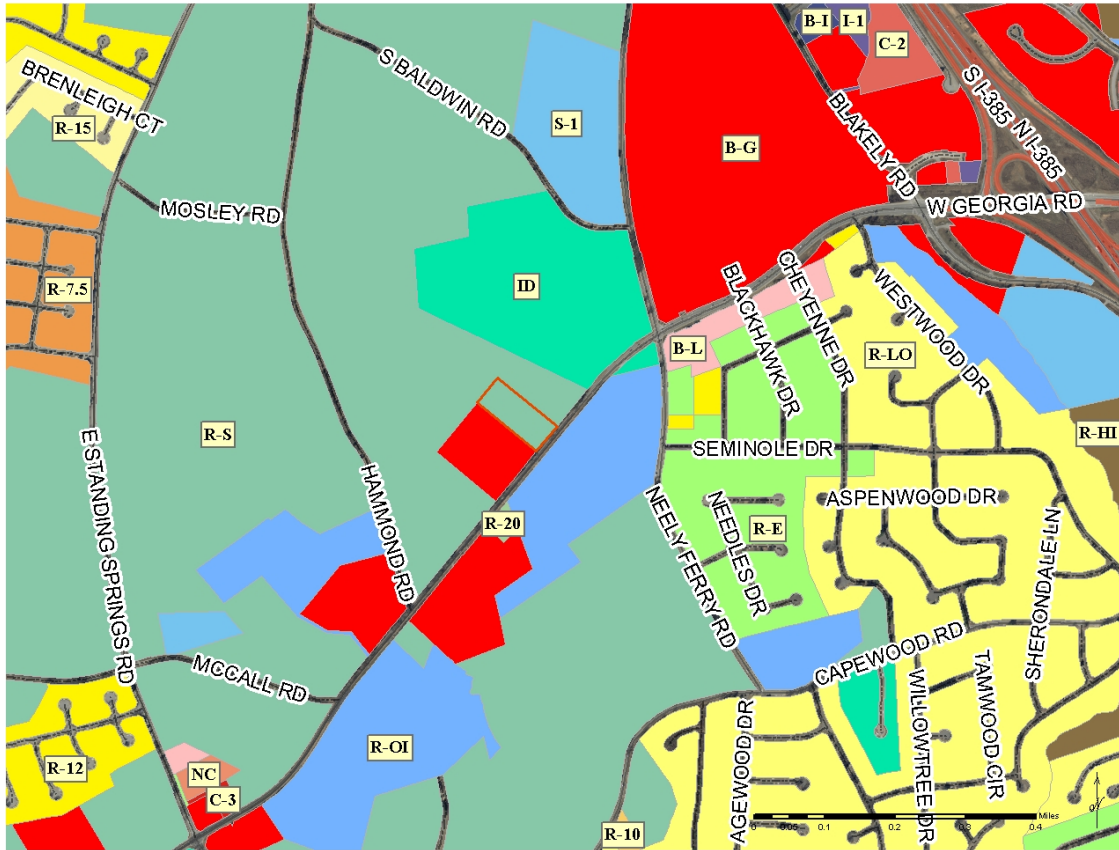
It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area.

Based on these reasons, staff recommends approval of the request for C-3, Commercial. The Planning Commission recommends approval.

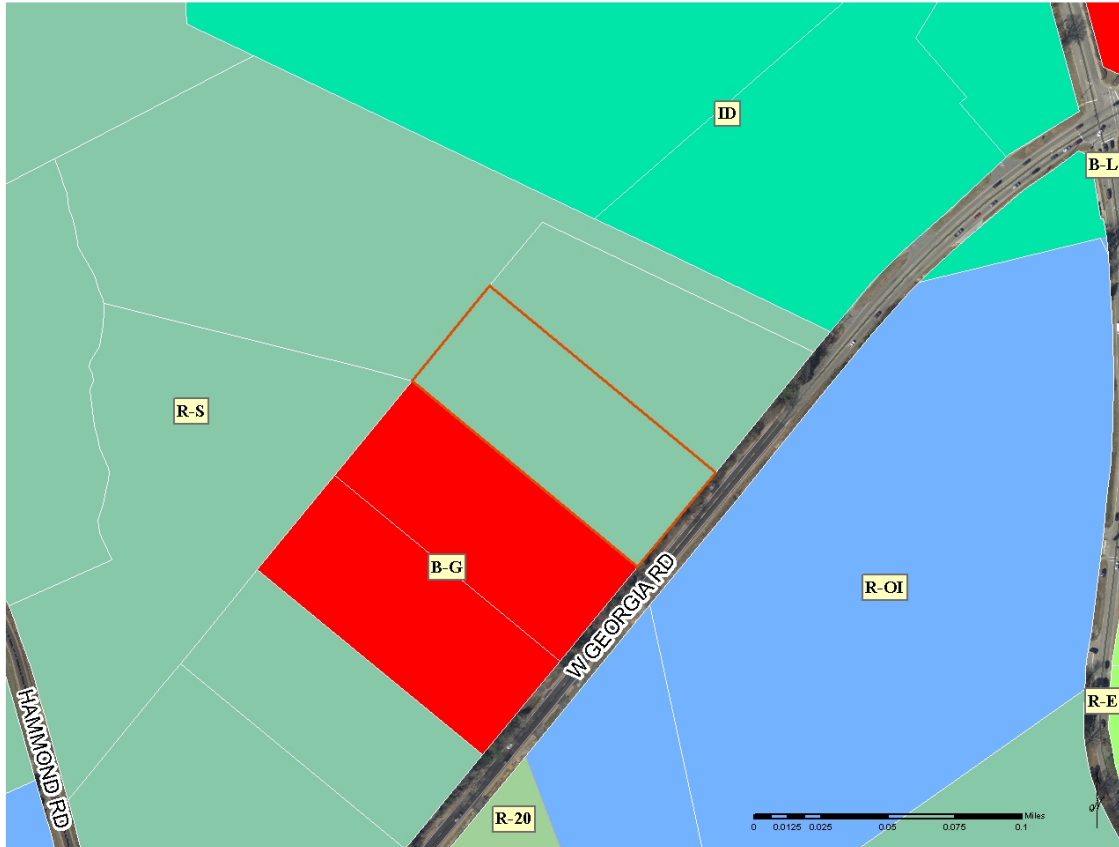


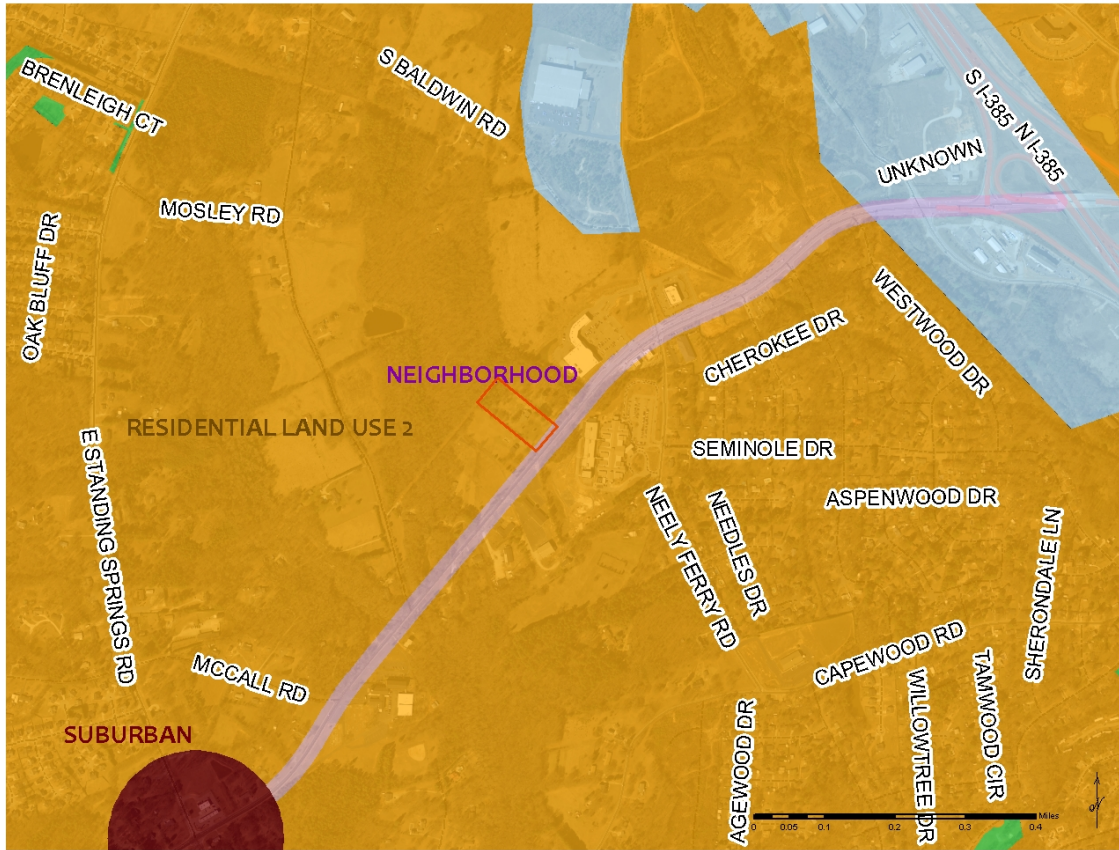
Aerial Photography, 2014





Zoning Map





Future Land Use Map