

Zoning Docket from August 15, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-48	Bernie H. Bastian for Virginia C. Taylor Dublin Road 0533030102200 (portion) R-S, Residential Suburban to S-1, Services	21	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 15, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants frontage along I-85 • 10,000 sq.ft office/warehouse • Parking for 15 vehicles • Employing 12-15 people • No traffic study conducted <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerns over access, congestion and traffic • Concerns over storm water • Issues with hazardous roofing materials <p>2) Resident</p> <ul style="list-style-type: none"> • Concern of businesses coming into a residential area <p>3) Resident</p> <ul style="list-style-type: none"> • Concerns about traffic safety <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 3 acres of property located on Dublin Road approximately 2 miles southwest of the intersection of I-85 and Pelham Road. The parcel has approximately 275 feet of frontage along Dublin Road.</p> <p>The subject site is surrounded by vacant wooded land, single-family residences and a church. The purpose of the current R-S, Residential Suburban zoning 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.</p> <p>The proposed S-1, Services zoning would potentially introduce incompatible uses to this residential area, and increase truck traffic on Dublin Road which is designed for residential traffic.</p> <p>It has been determined by the county engineer that Dublin Road is inadequate for commercial truck traffic. The County has installed warning signs advising the public of the truck traffic restrictions for this section of Dublin Road.</p> <p>The applicant states the proposed land use is for a roofing company.</p> <p>Staff is of the opinion that this rezoning would have a negative impact on surrounding residential properties. This area is characterized by residential land uses and is served by Dublin Road, a residential access road that is designed for low volume residential traffic. Rezoning would introduce traffic that is not residential in nature and could cause safety issues along Dublin Road. There are no plans in place to improve Dublin Road at this time.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-48

APPLICANT: Bernie H. Bastian for Virginia C. Taylor

PROPERTY LOCATION: Dublin Road

PIN/TMS#(s): 0533030102200 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 3

COUNCIL DISTRICT: 21 – Burns

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

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	vacant wooded
East	R-S	single-family residential, church (Bridgeway) and vacant wooded
South	R-S	vacant wooded
West	R-20	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 is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS: Dublin Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Blacks Road	3,200' N	2,000	2,200 10%	2,200 0%

SUMMARY:

The subject parcel is 3 acres of property located on Dublin Road approximately 2 miles southwest of the intersection of I-85 and Pelham Road. The parcel has approximately 275 feet of frontage along Dublin Road.

The subject site is surrounded by vacant wooded land, single-family residences and a church. The purpose of the current R-S, Residential Suburban zoning 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.

The proposed S-1, Services zoning would potentially introduce incompatible uses to this residential area, and increase truck traffic on Dublin Road which is designed for residential traffic.

It has been determined by the county engineer that Dublin Road is inadequate for commercial truck traffic. The County has installed warning signs advising the public of the truck traffic restrictions for this section of Dublin Road.

The applicant states the proposed land use is for a roofing company.

CONCLUSION:

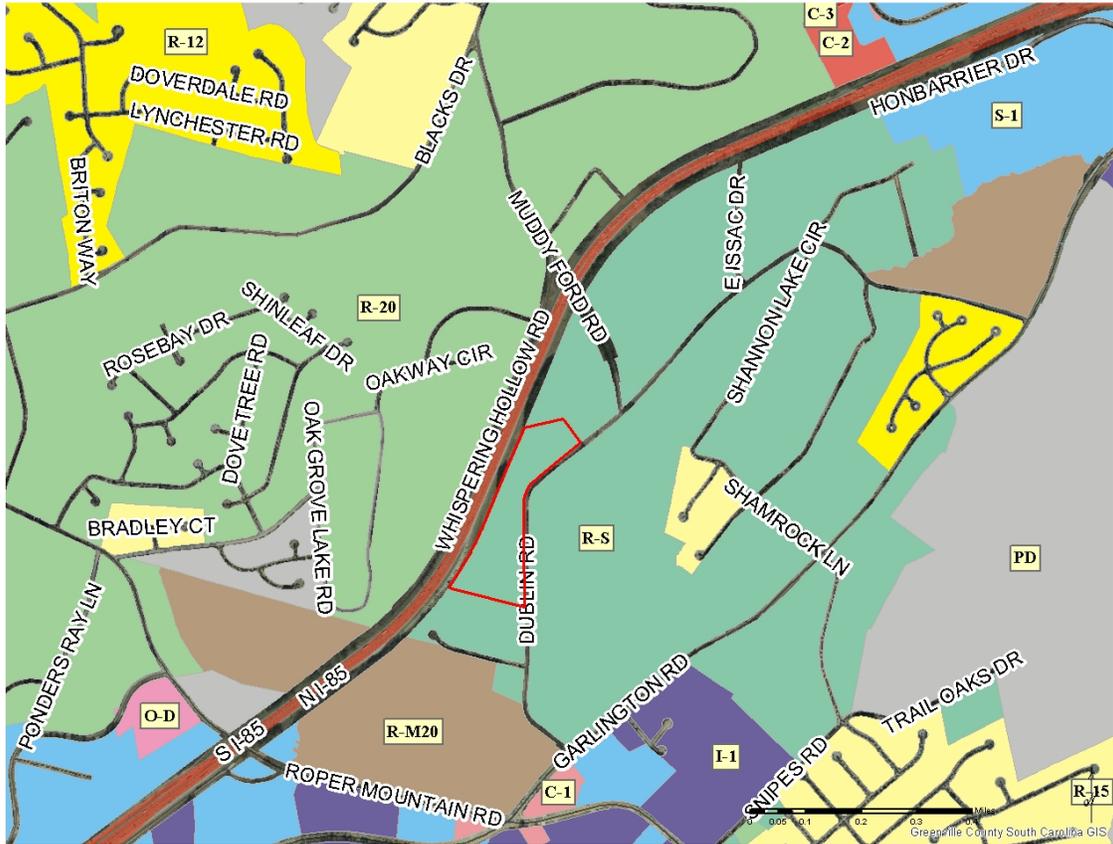
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Based on these reasons staff recommends denial of the rezoning request to S-1, Services.

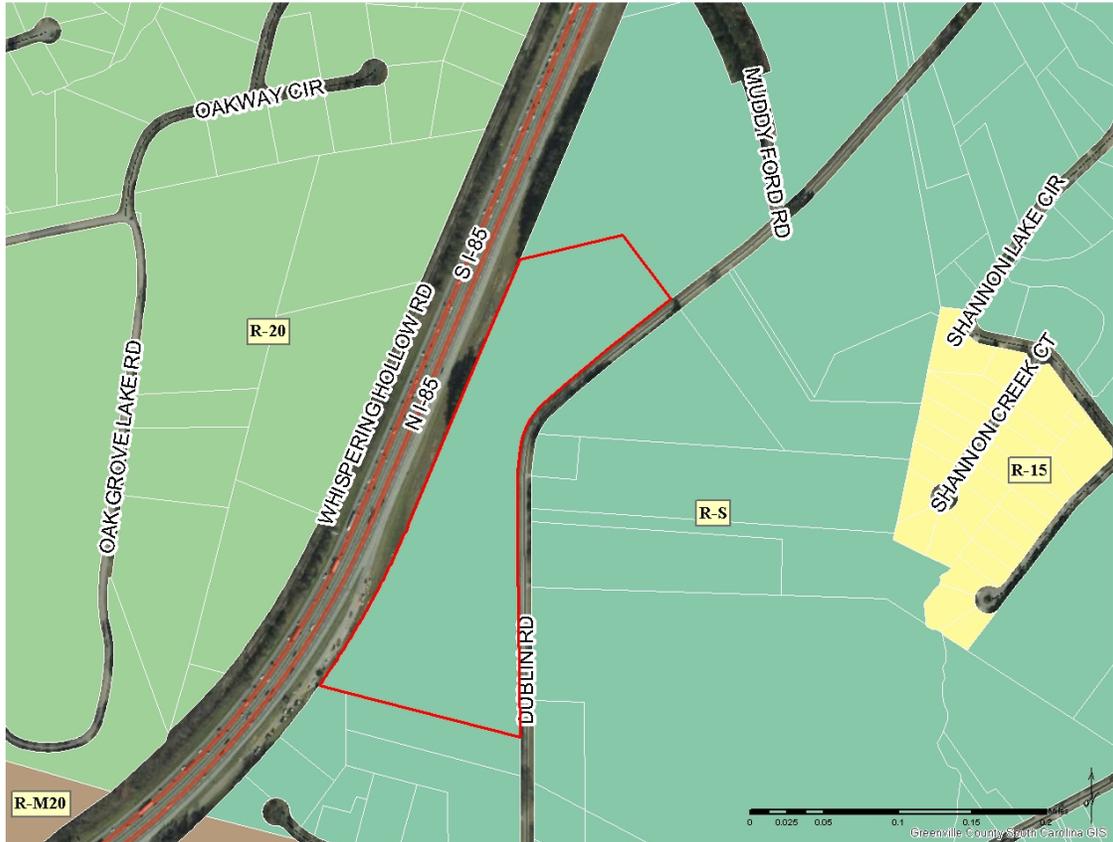


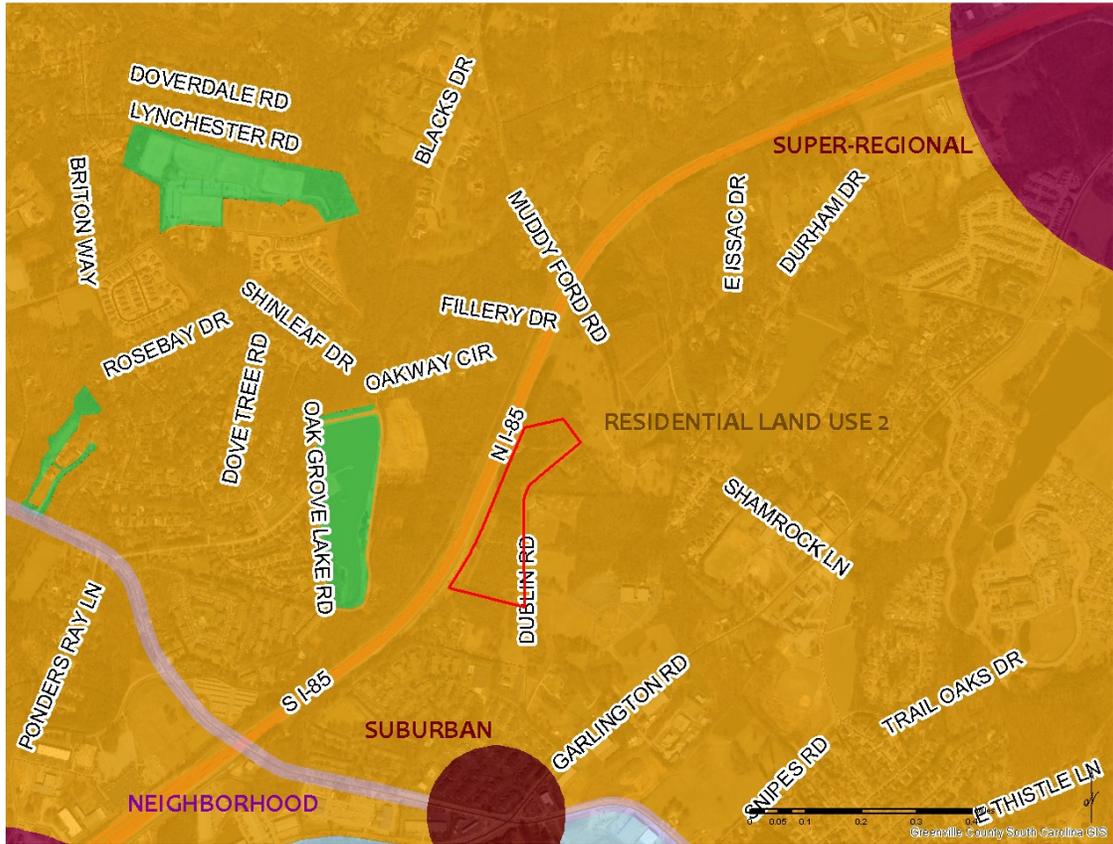
Aerial Photography, 2016





Zoning Map





Future Land Use Map