

Zoning Docket from August 15, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-50	Tori Wallace-Babcock, Central Realty Holdings, LLC 10 Beacon Drive 0533040100702 (portion) C-3, Commercial and R-20, Single-Family Residential to C-2, Commercial	21	Approval	Approval		
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"> • Property vacant for a couple of years • Proposing a 42,000 sq.ft shopping center with multiple outlets • Project to begin construction within the next 6 months <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is 5.84 acres of property located on Beacon Drive approximately 0.7 miles west of the intersection of I-85 and Pelham Road. The parcel has approximately 400 feet of frontage along Beacon Drive.</p> <p>The applicant is requesting to rezone the property to C-2, Commercial. This district is established to provide for development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. The subject property is within an established commercial/retail shopping center.</p> <p>The applicant states the proposed land use is for a commercial retail development consistent with Pelham at 85 shopping center.</p> <p>It is staff's opinion that rezoning this portion of a parcel to C-2, Commercial is appropriate for this area, and is consistent with existing and surrounding land uses. This site is located within an established commercial development.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

DOCKET NUMBER: CZ-2016-50

APPLICANT: Tori Wallace-Babcock, Central Realty Holdings, LLC

PROPERTY LOCATION: 10 Beacon Drive

PIN/TMS#(s): 0533040100702 (portion)

EXISTING ZONING: C-3, Commercial and R-20, Single-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 5.84

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: A portion of the parcel was originally zoned C-1, Commercial in May 1970, as part of Area 1. A portion of the parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was a successful rezoning to C-3, Commercial in 2013, CZ-2013-42.

EXISTING LAND USE: parking lot and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3	gas station and bank
East	C-2	retail – strip center
South	R-20 and C-3	motel and vacant wooded
West	R-M20 and R-M10	apartments (Views on Pelham) 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 is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS: Beacon Drive: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of Beacon Drive.

SUMMARY: The subject parcel is 5.84 acres of property located on Beacon Drive approximately 0.7 miles west of the intersection of I-85 and Pelham Road. The parcel has approximately 400 feet of frontage along Beacon Drive.

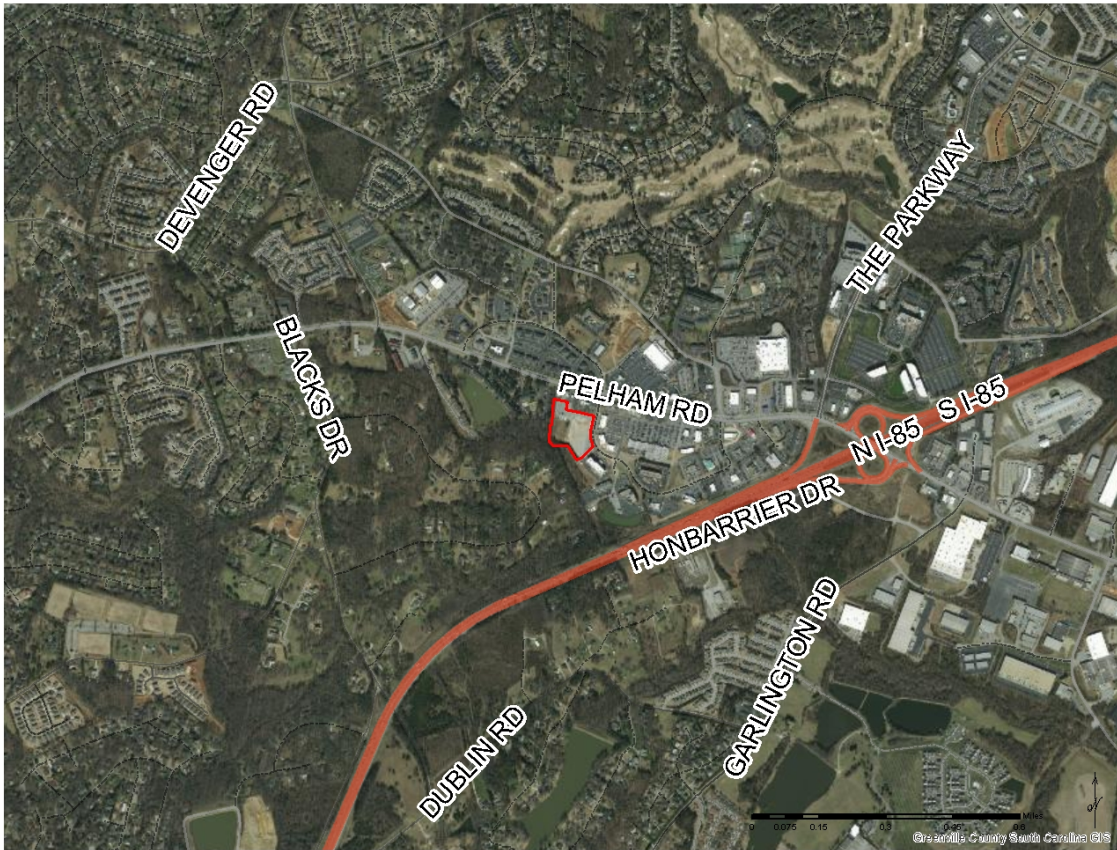
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CONCLUSION:

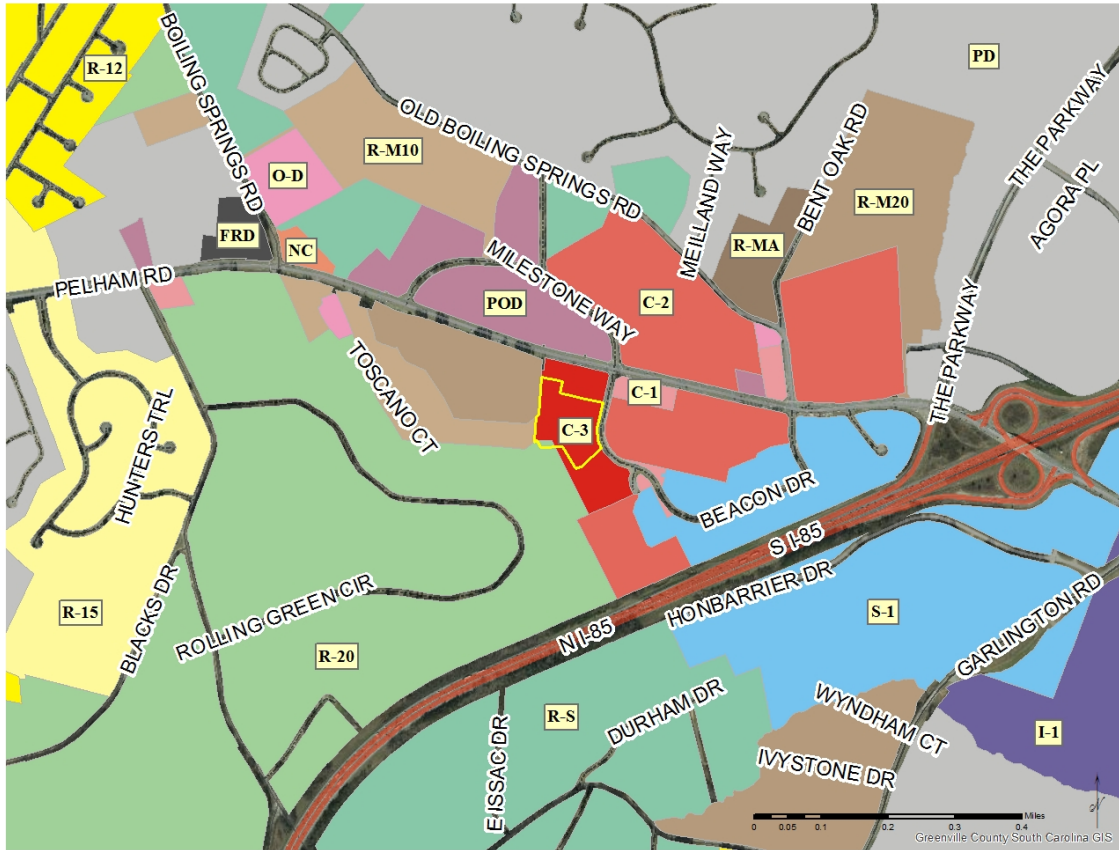
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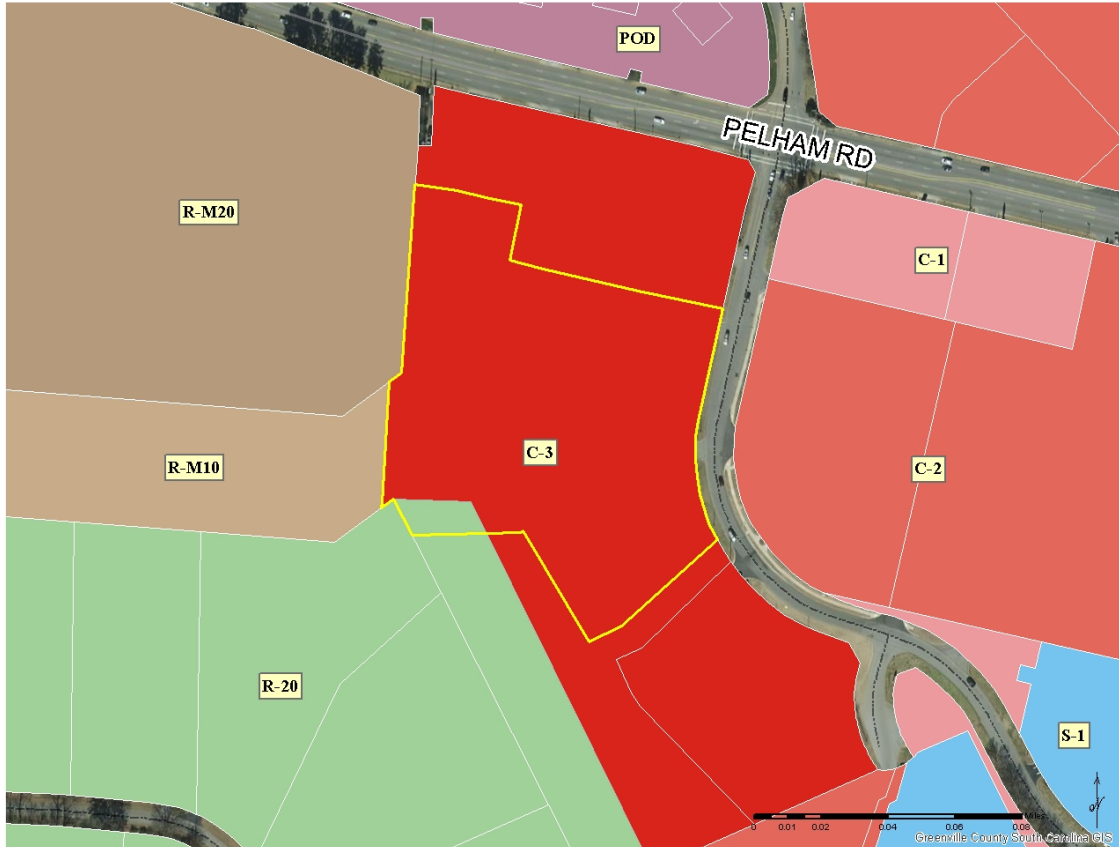


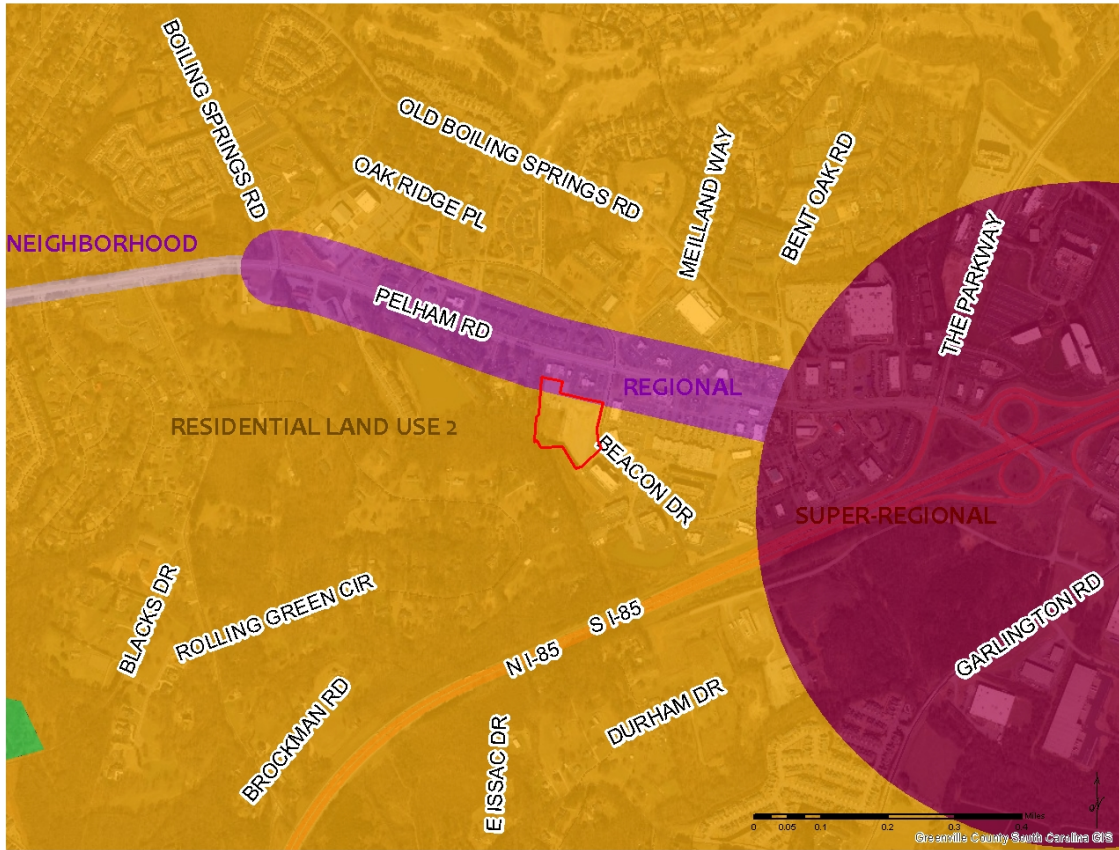
Aerial Photography, 2016





Zoning Map





Future Land Use Map