

**Zoning Docket from September 19, 2016 Public Hearing**

| Docket Number          | Applicant   | CC DIST. | STAFF REC. | GCPC REC.           | P&D REC. | COUNCIL ACTION  |
|------------------------|---|----------|------------|---------------------|----------|---|
| CZ-2016-55             | Judson M. Powers for Carroll W. Pittman<br>2761 E. Phillips Road<br>0530020100300 and<br>0530020101400<br>R-S, Residential Suburban to S-1, Services  | 21       | Approval   | Approval<br>9-28-16 |          |   |
| <b>Public Comments</b> | <p><b>Some of the general comments made by Speakers at the Public Hearing on September 19, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Owner</p> <ul style="list-style-type: none"> <li>• No longer a place for a home</li> <li>• Across the home is industry</li> </ul> <p>2) Applicant</p> <ul style="list-style-type: none"> <li>• Owns Rocky Creek vet clinic</li> <li>• Would like to expand business and move a portion out to this location</li> <li>• Area not suited for residential any more</li> </ul> <p>3) Relator</p> <ul style="list-style-type: none"> <li>• Has been on the market as a residence for 4 years</li> <li>• Waste water treatment center a huge impact on the property value</li> </ul> <p>4) Applicant</p> <ul style="list-style-type: none"> <li>• Growing therapy business</li> <li>• Wants yoga to continue patients rehabilitation</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>   |          |            |                     |          | <p><b>Petition/Letter For:</b><br/>88</p> <p><b>Against:</b><br/>None</p> |
| <b>Staff Report</b>    | <p>The subject parcel zoned R-S, Residential Suburban is 4.19 acres of property located on East Phillips Road approximately 0.7 miles north of the intersection of Highway 14 and Pelham Road. The parcel has approximately 700 feet of frontage along East Phillips Road.</p> <p>The applicant is requesting to rezone to S-1, Services. There is an existing waste water treatment plant to the west of the subject property. This parcel is also located in the GSP Airport Environs-Special Land Use Area. The Future Land Use Map identifies this area an Employment Center.</p> <p>The applicant states the proposed land use is for a pet resort (dog and cat boarding), outpatient physical therapy and yoga.</p> <p>It is staffs opinion that rezoning this parcel to S-1, Services would be a more appropriate zoning with the existing land uses in the area. The subject parcel is located to the east of a waste water treatment center and a public dog park. Staff is of the opinion that the requested zoning is consistent with existing and emerging zoning patterns towards non-residential uses. The proposed S-1 zoning is consistent with the Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p> |          |            |                     |          |   |

**Planning Report**

**DOCKET NUMBER:** CZ-2016-55

**APPLICANT:** Judson M. Powers for Carroll W. Pittman

**PROPERTY LOCATION:** 2761 E. Phillips Road

**PIN/TMS#(s):** 0530020100300 and 0530020101400

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

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 4.19

**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:** single-family residential and vacant wooded

**AREA CHARACTERISTICS:**

| <b>Direction</b> | <b>Zoning</b> | <b>Land Use</b>                                |
|------------------|---------------|--|
| North            | R-S           | single-family residential                      |
| East             | R-S           | single-family residential and vacant wooded    |
| South            | R-S and S-1   | single-family residential and Pelham Mill Park |
| West             | S-1           | water treatment center and Pelham Mill Park    |

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan designated as an *Employment Center*.

**ROADS:** East Phillips Road: two-lane County-maintained local

**TRAFFIC:** No traffic counts in proximity of East Phillips Road.

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban is 4.19 acres of property located on East Phillips Road approximately 0.7 miles north of the intersection of Highway 14 and Pelham Road. The parcel has approximately 700 feet of frontage along East Phillips Road.

The applicant is requesting to rezone to S-1, Services. There is an existing waste water treatment plant to the west of the subject property. This parcel is also located in the GSP Airport Environs-Special Land Use Area. The Future Land Use Map identifies this area an Employment Center.

The applicant states the proposed land use is for a pet resort (dog and cat boarding), outpatient physical therapy and yoga.

**CONCLUSION:**

It is staffs opinion that rezoning this parcel to S-1, Services would be a more appropriate zoning with the existing land uses in the area. The subject parcel is located to the east of a waste water treatment center and a public dog park. Staff is of the opinion that the requested zoning is consistent with existing and emerging zoning patterns towards non-residential uses. The proposed S-1 zoning is consistent with the Imagine Greenville Comprehensive Plan.

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

**STAFF RECOMMENDATION:** Approval



Aerial Photography, 2016









Future Land Use Map