

Zoning Docket from August 14, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2017-43	Gregory Lee Ayers 201 Old Boiling Springs Road 0533040100906 O-D, Office District to C-1, Commercial	21	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Has owned this property since 1992 • Has been a dental office since 1992 • Requesting a change in zoning so an aesthetician can be permitted <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 zoned O-D, Office District is 0.5 acres of property located on Old Boiling Springs Road approximately 0.5 miles west of Pelham Road and I-85 interchange. The parcel has approximately 300 feet of frontage along Old Boiling Springs Road.</p> <p>The applicant is requesting to rezone the property to C-1, Commercial. An existing building is already on the property and is currently being used as a dental office.</p> <p>The applicant states the proposed land use is for a beauty spa.</p> <p>Staff is of the opinion the subject parcel is located within a highly commercialized area. Commercial land uses and zoning are present to the west, south and east of the subject site. Staff believes due to its close proximity to a Super-Regional Corridor and the current commercial around the parcel, this area is part of an already existing transition area, and rezoning to C-1, Commercial would be appropriate.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					

DOCKET NUMBER: CZ-2017-43

APPLICANT: Gregory Lee Ayers

PROPERTY LOCATION: 201 Old Boiling Springs Road

PIN/TMS#(s): 0533040100906

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.5

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1970, as part of Area 1. There was a successful O-D, Office District rezoning request in 1990, CZ-1990-32.

EXISTING LAND USE: dental office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	apartments (Bent Oak Apartments)
East	C-2	retail (Neighborhood Walmart)
South	C-1	restaurant
West	C-2	extended stay hotel

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: Old Boiling Springs Road: two-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
The Parkway	4,200' NE	18,700	15,500 -17.1%	16,500 6.5%

SUMMARY: The subject parcel zoned O-D, Office District is 0.5 acres of property located on Old Boiling Springs Road approximately 0.5 miles west of Pelham Road and I-85 interchange. The parcel has approximately 300 feet of frontage along Old Boiling Springs Road.

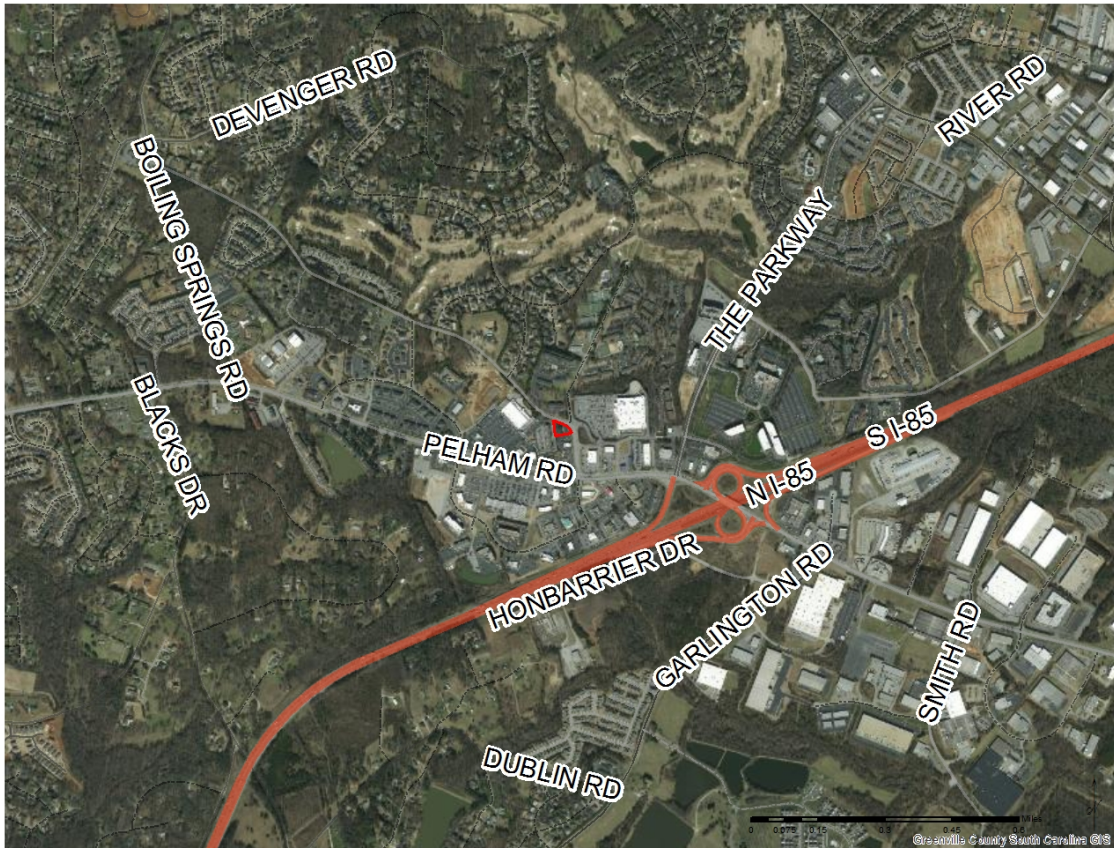
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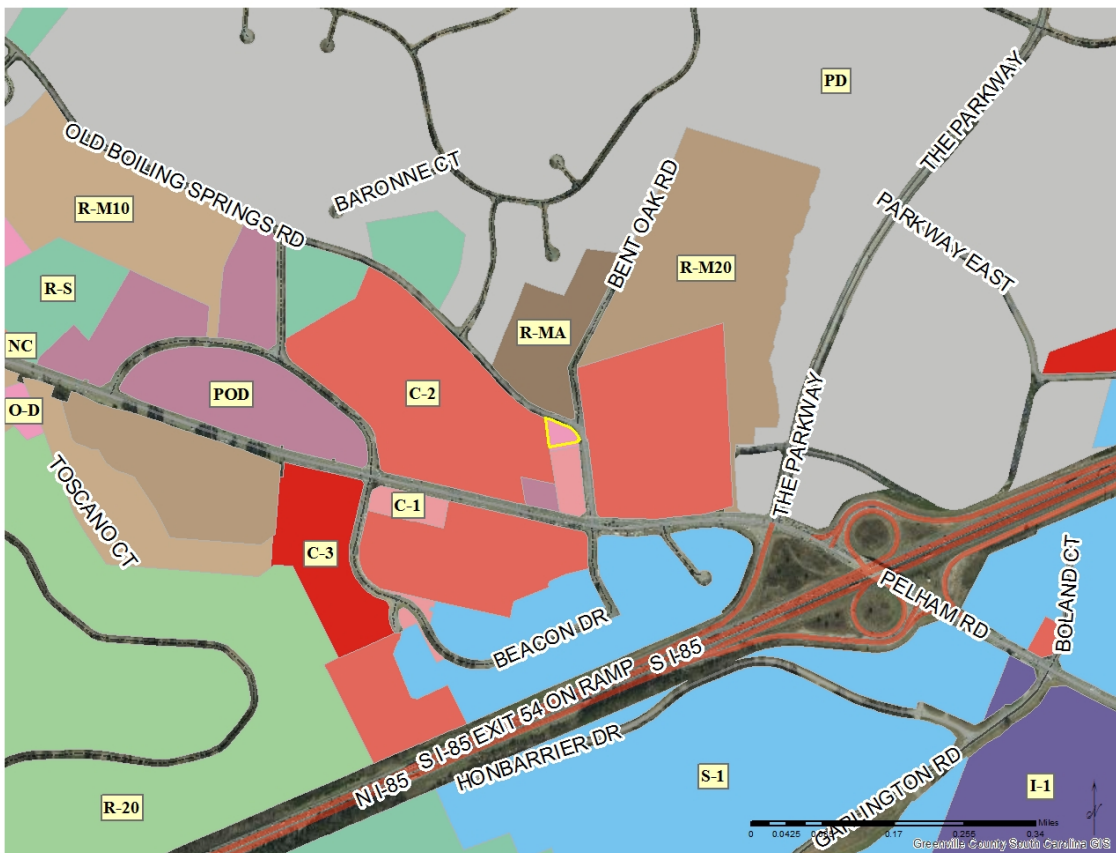
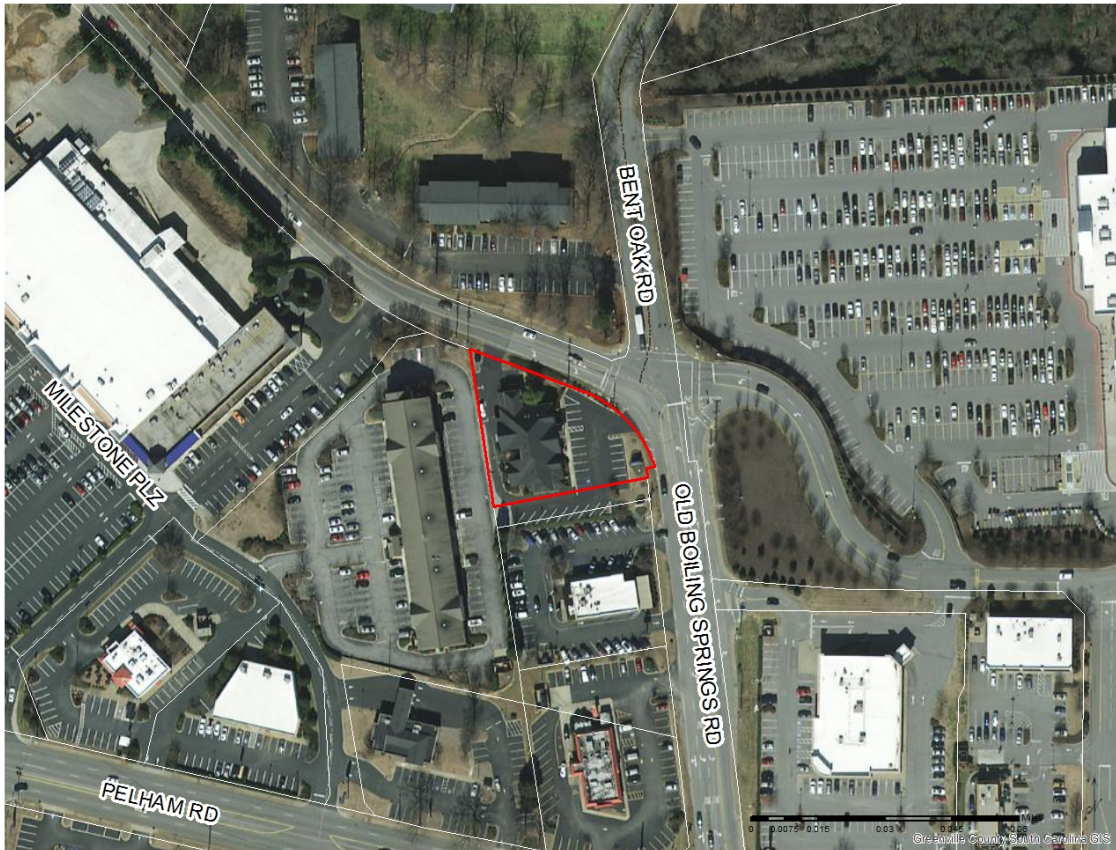
CONCLUSION:

Staff is of the opinion the subject parcel is located within a highly commercialized area. Commercial land uses and zoning are present to the west, south and east of the subject site. Staff believes due to its close proximity to a Super-Regional Corridor and the current commercial around the parcel, this area is part of an already existing transition area, and rezoning to C-1, Commercial would be appropriate.

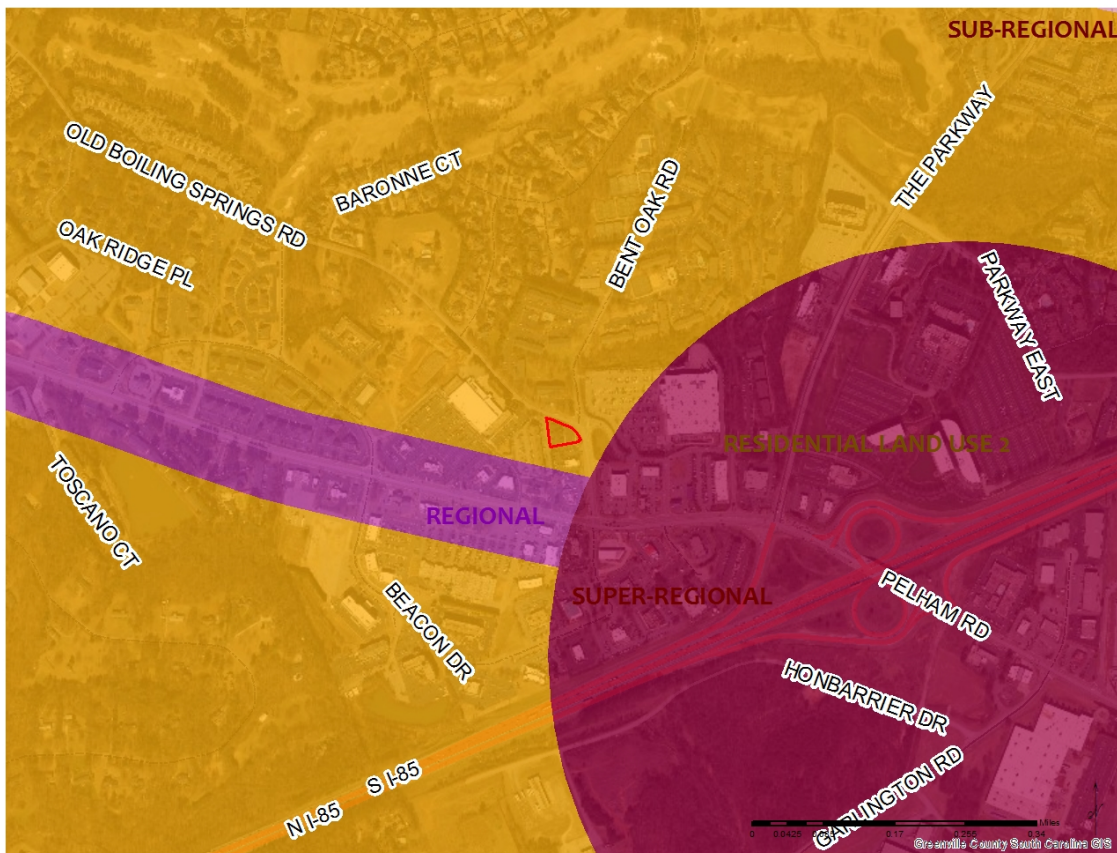
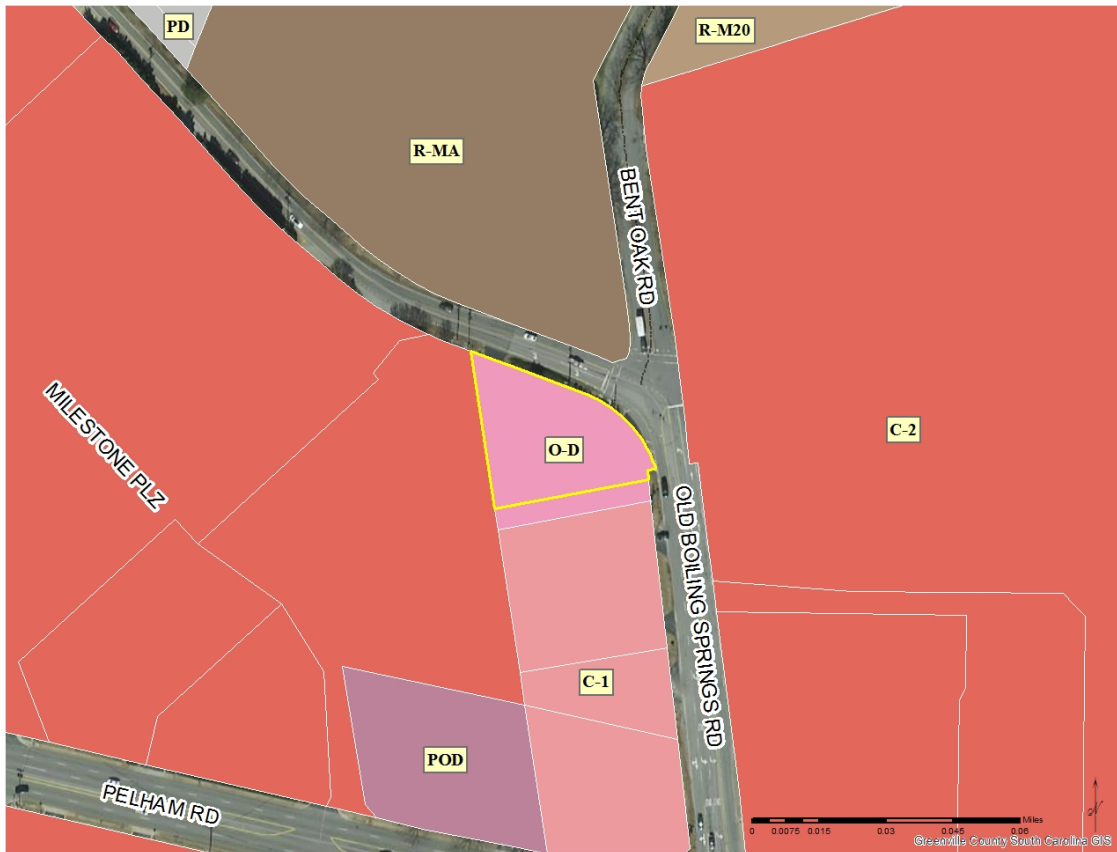
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Aerial Photography, 2016



Zoning Map



Future Land Use Map