Zoning Docket from August 14, 2017 Public Hearing

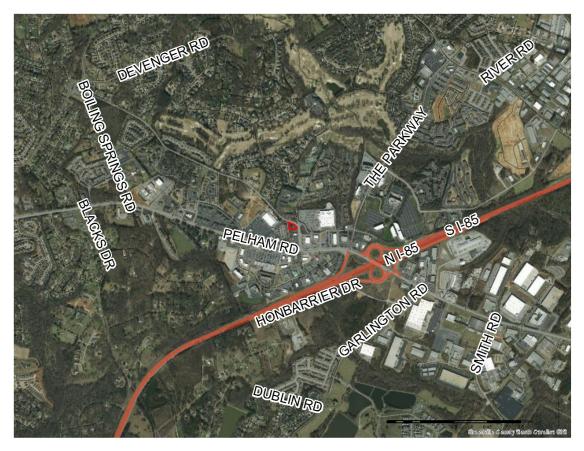
	DIST.	REC.	REC.	REC.	COUNCIL ACTION			
egory Lee Ayers 1 Old Boiling Springs Road 33040100906 D, Office District C-1, Commercial	21	Approval	Approval					
gust 14, 2017 were: eakers For: Applicant • Has owned this property si • Has been a dental office sin	Petition/Letter For: None <u>Against:</u> None							
List of meetings with staff: NoneThe 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.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.The applicant states the proposed land use is for a beauty spa.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.								
3 D C m B e A e on t e a foccea p	 3040100906 , Office District -1, Commercial ne of the general comments m sust 14, 2017 were: akers For: pplicant Has owned this property site Has been a dental office site Requesting a change in zor akers Against: ne of meetings with staff: None subject parcel zoned O-D, Offid approximately 0.5 miles or roximately 300 feet of frontage applicant is requesting to rezo he property and is currently be applicant states the proposed f is of the opinion the subject d uses and zoning are present t close proximity to a Super-Regia is part of an already existi ropriate. 	3040100906 21 , Office District -1, Commercial ae of the general comments made by Spott 14, 2017 were: akers For: pplicant • Has owned this property since 1992 • Has owned this property since 1992 • Has been a dental office since 1992 • Requesting a change in zoning so an akers Against: aker of meetings with staff: None subject parcel zoned O-D, Office Distrid approximately 0.5 miles west of roximately 300 feet of frontage along OI applicant is requesting to rezone the prhe property and is currently being used applicant states the proposed land use if is of the opinion the subject parcel is a uses and zoning are present to the west close proximity to a Super-Regional Corra is part of an already existing transiropriate.	3040100906 21 Approval . Office District 21 Approval 1, Commercial 21 Approval the of the general comments made by Speakers at the sust 14, 2017 were: 201 Approval akers For: pplicant 901 902 • Has owned this property since 1992 902 • Has been a dental office since 1992 902 • Requesting a change in zoning so an aesthetician akers Against: 902 • Requesting a change in zoning so an aesthetician akers Against: 903 • 904 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • 905 • </th <th>3040100906 21 Approval Approval 9040100906 21 Approval Approval 91 4 Approval Approval 92 4 4 Approval Approval 92 5 Requesting a change in zoning so an aesthetician can be per 92 6 Requesting a change in zoning so an aesthetician can be per 93 6 fmeetings with staff: None Subject parcel zoned O-D, Office District is 0.5 acres of propert <th>3040100906 21 Approval Approval , Office District -1, Commercial Approval Approval -1, Commercial -1 Approval Approval -1, Commercial -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1</th></th>	3040100906 21 Approval Approval 9040100906 21 Approval Approval 91 4 Approval Approval 92 4 4 Approval Approval 92 5 Requesting a change in zoning so an aesthetician can be per 92 6 Requesting a change in zoning so an aesthetician can be per 93 6 fmeetings with staff: None Subject parcel zoned O-D, Office District is 0.5 acres of propert <th>3040100906 21 Approval Approval , Office District -1, Commercial Approval Approval -1, Commercial -1 Approval Approval -1, Commercial -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1</th>	3040100906 21 Approval Approval , Office District -1, Commercial Approval Approval -1, Commercial -1 Approval Approval -1, Commercial -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1			

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:		1					1			
	Direction	Zoning	Land		<u> </u>	<u>, </u>				
	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 <u>Imagine Greenville</u> comprehensive plan and is designated as <i>Residential Land Use 2</i> 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.									
	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.									
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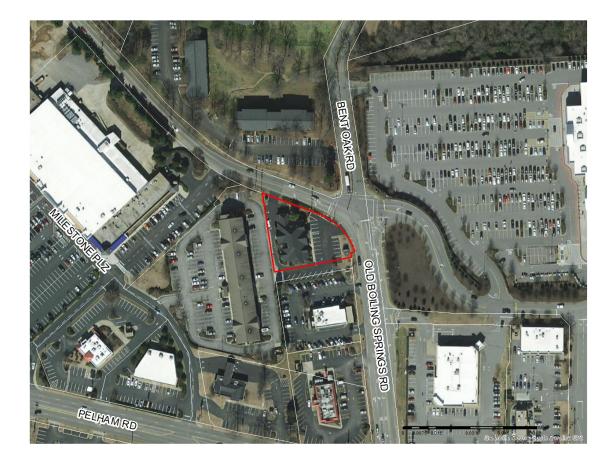
CONCLUSION:

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.

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

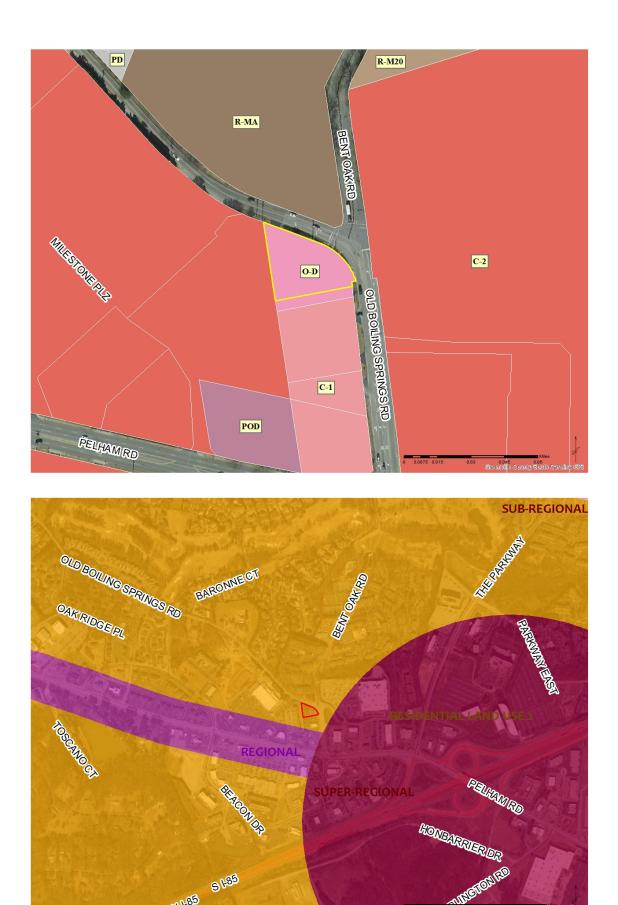


Aerial Photography, 2016





Zoning Map



Future Land Use Map

OF

Greenville County South C: