

Zoning Docket from August 14, 2017 Public Hearing

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Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-44	Vicky A. and Randall A. Robertson for John Michael Harris and Michael Elliott Harris 2004 Perimeter Road 0400010104700 I-1, Industrial to S-1, Services	25	Approval	Approval 8-23-17		
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"> • Currently one restaurant in the Donaldson Center area • Would have 6 employees • Will renovate the building • Believes this would be an asset to employees and employers in the area <p>2) Resident</p> <ul style="list-style-type: none"> • Works at the Donaldson Center • Met with overwhelming support • Supports this small business • 30 minutes lunches for most in the area with limited options <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 96 petitions</p> <p>Against: none</p>
Staff Report	<p>The subject parcel zoned I-1, Industrial, is 1.55 acres of property located on Perimeter Road approximately 1.7 miles northeast of the intersection of Augusta Road and Antioch Church Road. The parcel has approximately 240 feet of frontage along Perimeter Road and 350 feet of frontage along Echelon Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for a deli/restaurant to serve deliver and cater great food to the businesses on SCTAC.</p> <p>The subject site is surrounded by industrial zoning and is recommended as an employment center by the Greenville County Comprehensive Plan. Staff is of the opinion that for this parcel, industrial uses will be limited because of its size and location. Staff believes rezoning this parcel to S-1, Services would allow for some additional uses while still maintaining industrial/service type uses.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					

DOCKET NUMBER: CZ-2017-44

APPLICANT: Vicky A. and Randall A. Robertson for John Michael Harris and Michael Elliott Harris

PROPERTY LOCATION: 2004 Perimeter Road

PIN/TMS#(s): 0400010104700

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 1.55

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2.

EXISTING LAND USE: vacant commercial building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouse
East	I-1	warehouse
South	I-1	warehouse (Michelin)
West	I-1	warehouse

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: Perimeter Road: two-lane State-maintained minor collector
Echelon Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Augusta Arbor Way	4,600' SW	1,750	1,750 0%	1,750 0%

SUMMARY:

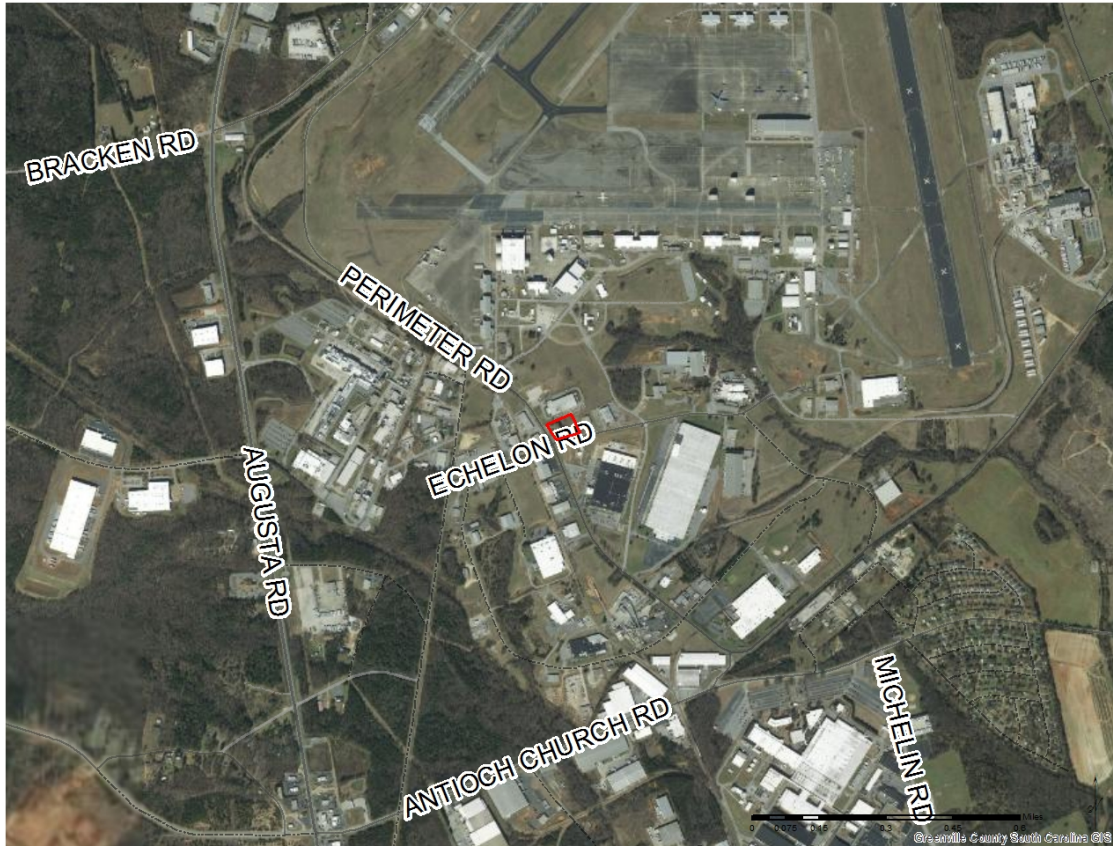
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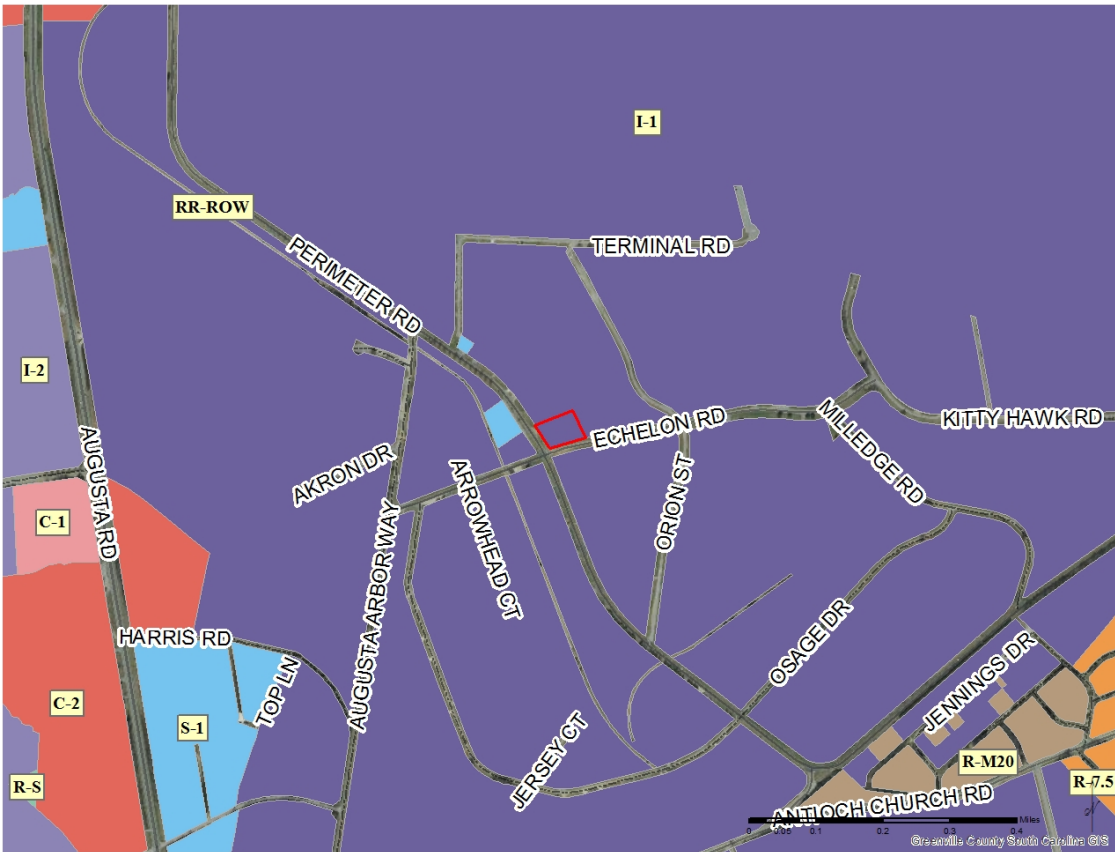
CONCLUSION:

The subject site is surrounded by industrial zoning and is recommended as an employment center by the Greenville County Comprehensive Plan. Staff is of the opinion that for this parcel, industrial uses will be limited because of its size and location. Staff believes rezoning this parcel to S-1, Services would allow for some additional uses while still maintaining industrial/service type uses.

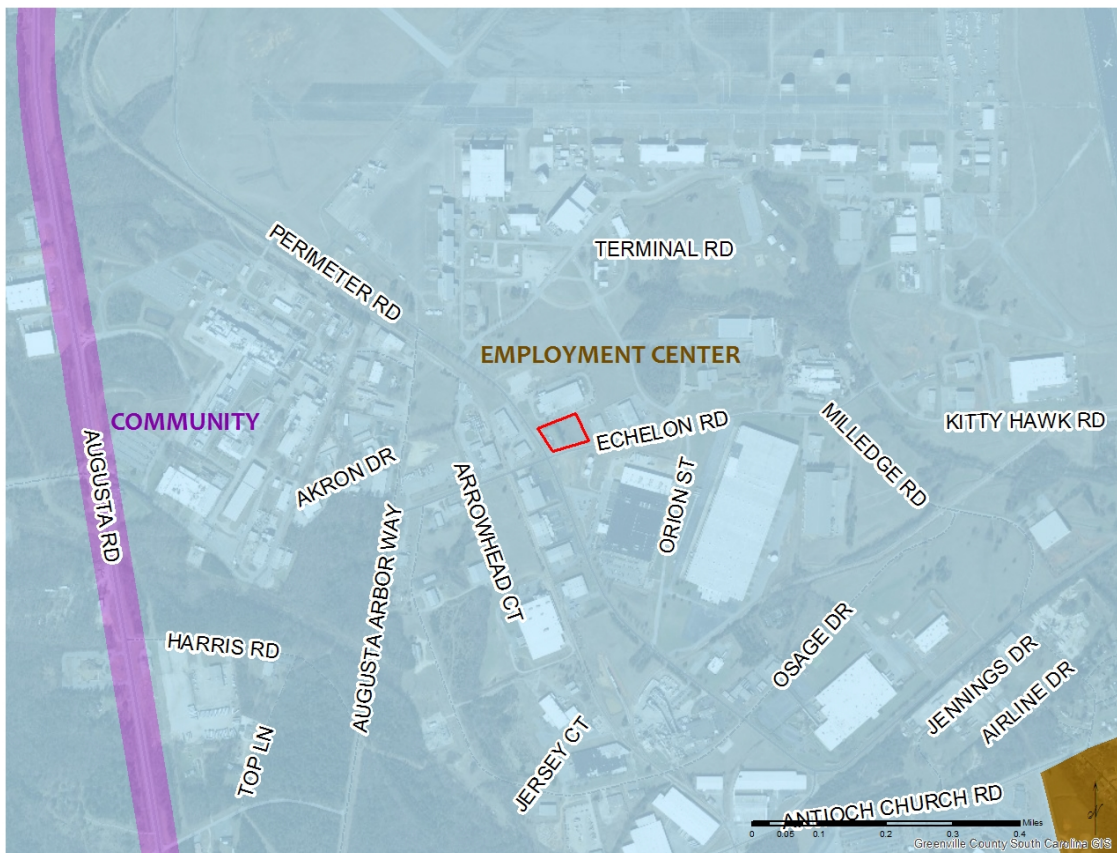
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Aerial Photography, 2016



Zoning Map



Future Land Use Map