

Zoning Docket from September 17, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-55	Christopher Chambers for Chambers Grading, Inc. Frontage Road WG10070100401 R-S, Residential Suburban to S-1, Services	25	Approval	Approval 9-26-18	Approval 10-1-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 17, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant's real-estate agent</p> <ul style="list-style-type: none"> • Plan to use this parcel for parking for existing warehouse building to the west of the site • Planning to lease remaining 60,000 sqft warehouse building • 125 employee tenant, need parking for tenant • Distribution use <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject site is a part of the South Greenville Area Plan and recommends Service and Industrial type uses for the site, which generally allows for heavier commercial uses that may require storage in warehouses, wholesaling, light industrial, as well as manufacturing and assembly plants. The subject site is also located between three major roads, Frontage Road, Staunton Bridge Road and I-85. There are no new road improvements planned for this area and level of service is not available.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-S, is 2.18 acres of property located on Frontage Road approximately 0.7 miles west of the intersection of I-85 and I-185 interchange. The parcel has approximately 950 feet of frontage along Frontage Road, 300 feet of frontage along Staunton Bridge Rd and 820 feet of frontage along I-85. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for employee parking.</p> <p>CONCLUSION:</p> <p>The subject site is located between three roads, Staunton Bridge Road, Frontage Road and Interstate 85. It is also surrounded by S-1, Services zoning to north, west and south. Staff believes rezoning this parcel to S-1, Services is an appropriate rezoning based on the surrounding zoning, Service type land uses in the area and its close proximity to major roadways. The requested rezoning is also consistent with the South Greenville Area Plan recommending service and industrial type land uses.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					