

Zoning Docket from June 18, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-39	Vanessia L. Arnold for Silver Hawk LLC 16 New Circle Road 0506070101104 C-2, Commercial to S-1, Services	17	Approval	Approval 6-27-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 18, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Use for an auto repair facility • Own property to the east and west of subject site <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>There has been an existing warehouse on the site and to the east and west of the subject site as far back as 1997. There are no new road improvements planned for New Circle Road. The subject site is located near a Neighborhood Corridor, located on Geer Highway. Neighborhood Corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.</p> <p>SUMMARY:</p> <p>The subject parcel zoned C-2, Commercial, is 2.8 acres of property located on New Circle Road approximately 0.8 miles south of the intersection of White Horse Road Extension and Geer Highway. The parcel has approximately 285 feet of frontage along New Circle Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for an auto repair facility.</p> <p>The subject site was first successfully rezoned to C-2, Commercial in 1985 and currently contains a warehouse. The subject site is surrounded by C-2, Commercial, S-1, Services and I-1, Industrial zoning with warehouses and vacant wooded land uses. Staff believes rezoning this property to S-1, Services would be consistent with the existing and surrounding zoning.</p> <p>Based on these reasons staff recommends approval of the request rezoning to S-1, Services.</p>					

DOCKET NUMBER: CZ-2018-39

APPLICANT: Vanessa L. Arnold for Silver Hawk, LLC

PROPERTY LOCATION: 16 New Circle Road

PIN/TMS#(s): 0506070101104

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 2.80

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: The parcel was originally zoned R-M, Multifamily Residential in June 1973, as part of Area 4B. There was a successful C-2, Commercial rezoning request in 1985, CZ-1985-36.

EXISTING LAND USE: warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	vacant land
East	S-1	warehouse
South	I-1	vacant wooded land
West	C-2	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

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.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>C-2</i>	<i>16 units/acre</i>	<i>2.80</i>	<i>44 units</i>
<i>Requested</i>	<i>S-1</i>	<i>0 units/acre</i>		<i>0 units</i>

A successful rezoning will reduce up to 44 dwelling units.

ROADS: New Circle Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Geer Highway	5,540' SE	12,700	13,800 +8.6%	15,800 +14.5%

ANALYSIS:

There has been an existing warehouse on the site and to the east and west of the subject site as far back as 1997. There are no new road improvements planned for New Circle Road. The subject site is located near a Neighborhood Corridor, located on Geer Highway. Neighborhood Corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

SUMMARY:

The subject parcel zoned C-2, Commercial, is 2.8 acres of property located on New Circle Road approximately 0.8 miles south of the intersection of White Horse Road Extension and Geer Highway. The parcel has approximately 285 feet of frontage along New Circle Road. The applicant is requesting to rezone the property to S-1, Services.

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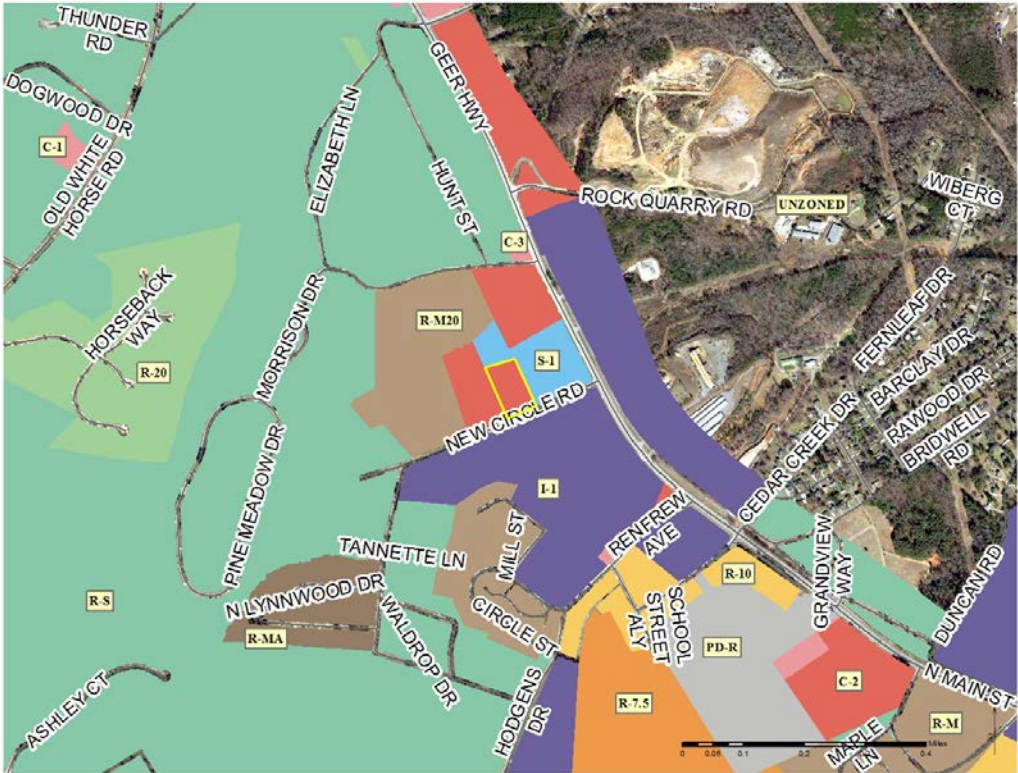
CONCLUSION:

The subject site was first successfully rezoned to C-2, Commercial in 1985 and currently contains a warehouse. The subject site is surrounded by C-2, Commercial, S-1, Services and I-1, Industrial zoning with warehouses and vacant wooded land uses. Staff believes rezoning this property to S-1, Services would be consistent with the existing and surrounding zoning.

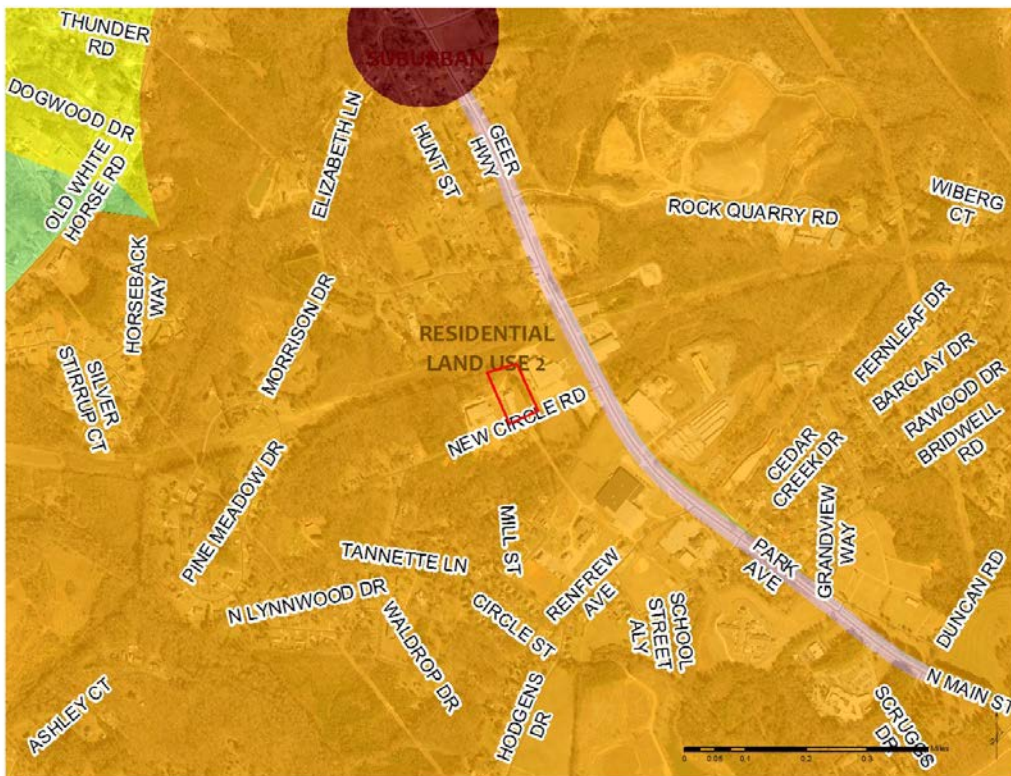
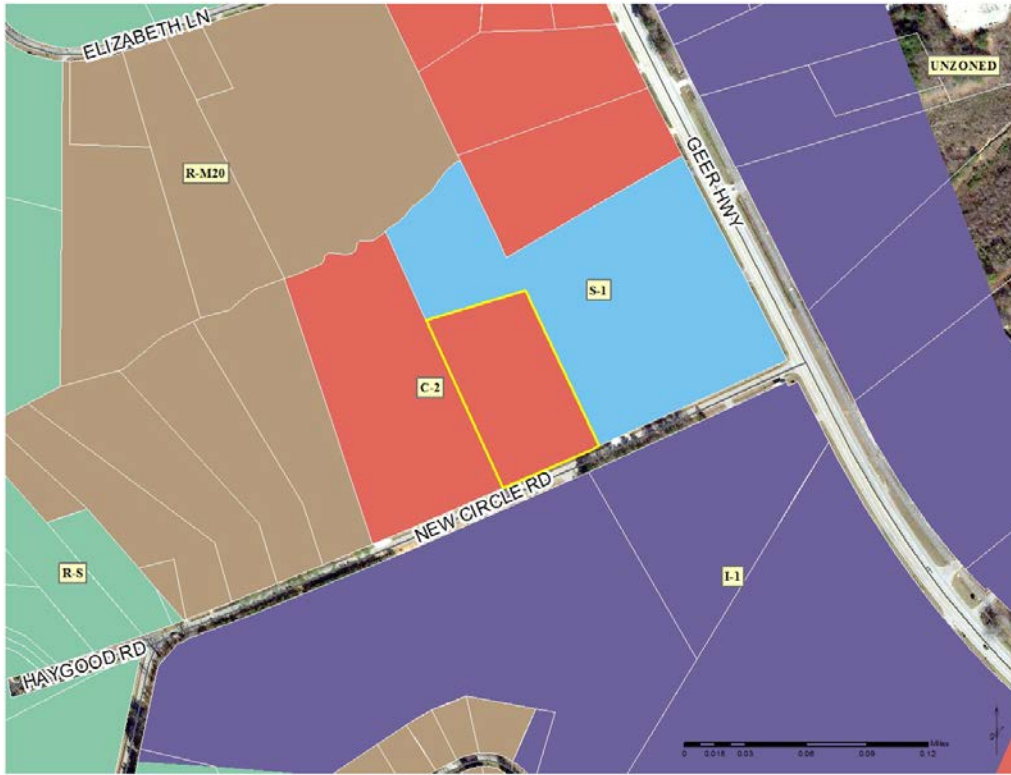
Based on these reasons staff recommends approval of the request rezoning to S-1, Services. The Planning Commission recommended approval.



Aerial Photography, 2017



Zoning Map



Future Land Use Map