

**Zoning Docket from June 18, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-40	Willene Allen 400 East Lee Road P015060300101 O-D, Office District to C-1, Commercial	22	Approval	Approval 6-27-18		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 18, 2018 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Owned grooming shop since 1996</li> <li>• Family business</li> <li>• Real estate agent told applicant a grooming shop was allowed under current zoning for this site</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b> There have been existing Commercial uses along East Lee Road as far back as 1997. There are no new road improvements planned for East Lee Road and traffic counts have dropped over the past 3 years. The subject site is located near a Transit Corridor, located on Wade Hampton Boulevard. Transit Corridors link Greenville County's urban areas, major employment centers, municipalities, and other regional and community centers. Mass transit is supported along Transit Corridors. Transit Corridors incorporate an even balance of both residential and commercial development; this request supports that balance.</p> <p><b>SUMMARY:</b> The subject parcel zoned O-D, Office District, is 0.47 acres of property located on East Lee Road approximately 0.3 miles east of the intersection of Wade Hampton Boulevard and East Lee Road. The parcel has approximately 155 feet of frontage along East Lee Road and 160 feet of frontage along Pinehurst Street. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states the proposed land use is for pet/dog grooming.</p> <p>The subject site is located in an area along East Lee Road that contains offices, retail, a shopping center and other commercial uses. There is O-D, Office District zoning to the east and C-1 and C-2, Commercial zoning to the north and west of the subject site. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the existing commercial type uses along this portion of East Lee Road and would have minimal impact on the surrounding community.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					

**DOCKET NUMBER:** CZ-2018-40

**APPLICANT:** Willene Allen

**PROPERTY LOCATION:** 400 East Lee Road

**PIN/TMS#(s):** P015060300101

**EXISTING ZONING:** O-D, Office District

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 0.47

**COUNCIL DISTRICT:** 22 – Taylor

**ZONING HISTORY:** The parcel was originally zoned R-12, Single-Family Residential in May 1970, as part of Area 1. There was a successful O-D, Office District rezoning request in 1991, CZ-1991-20.

**EXISTING LAND USE:** office

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	retail and single-family residential
East	O-D	office complex
South	R-12	single-family residential
West	C-1	beauty shop

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Wade Hampton Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more 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
Current	O-D	0 units/acre	0.47	0 units
Requested	C-1	12 units/acre		5 units

A successful rezoning may add up to 5 dwelling units.

**ROADS:** East Lee Road: two-lane State-maintained minor arterial  
Pinehurst Street: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2011	2014	2017
East Lee Road	500' E	8,600	8,600	7,800

**TRAFFIC:**

			0%	-9.3%
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**ANALYSIS:**

There have been existing Commercial uses along East Lee Road as far back as 1997. There are no new road improvements planned for East Lee Road and traffic counts have dropped over the past 3 years. The subject site is located near a Transit Corridor, located on Wade Hampton Boulevard. Transit Corridors link Greenville County's urban areas, major employment centers, municipalities, and other regional and community centers. Mass transit is supported along Transit Corridors. Transit Corridors incorporate an even balance of both residential and commercial development; this request supports that balance.

**SUMMARY:**

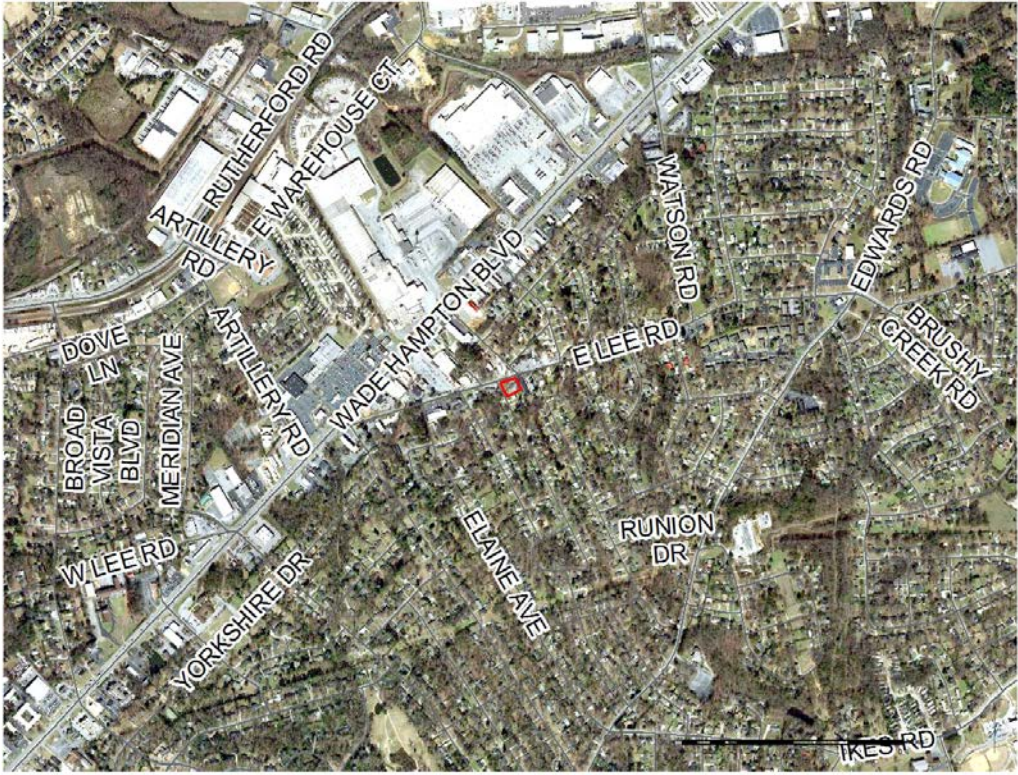
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The applicant states the proposed land use is for pet/dog grooming.

**CONCLUSION:**

The subject site is located in an area along East Lee Road that contains offices, retail, a shopping center and other commercial uses. There is O-D, Office District zoning to the east and C-1 and C-2, Commercial zoning to the north and west of the subject site. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the existing commercial type uses along this portion of East Lee Road and would have minimal impact on the surrounding community.

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



Aerial Photography, 2017









Future Land Use Map