

Zoning Docket from June 18, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-41	W. Norman Hamilton, Site Design, Inc for Hro Properties, LLC Old Howell Road 0541030103100 (portion) O-D, Office District to C-1, Commercial	22	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"> • Wants to build a small beauty shop on site • Same developer that built PD, would build this building and would be similar in size and style as surrounding buildings <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 parcels located along Old Howell Road were developed around the early 2000's. There are no new road improvements planned for Old Howell Road and no specific traffic data for this road. There is a Long Range Transportation Plan for Haywood Road to be widened from East North Street to Pelham Road designated as project #30. There is a Long Range Transportation Plan for Howell Road to be widened from East North Street to Edwards Road designated as project #43.</p> <p>The subject site is located in a near a Sub-Regional Center. Sub-Regional Centers are centrally located within a community and are designed to service multiple surrounding neighborhoods and the larger community for daily and weekly needs they would be characterized by community scale stores, specialty boutiques and would support higher density; therefore, the proposal is consistent with this vision.</p> <p>SUMMARY:</p> <p>The subject parcel zoned O-D, Office District, is 0.65 acres of property located on Old Howell Road approximately 0.2 miles northwest of the intersection of Haywood Road and East North Street. The parcel has no road frontage along Old Howell Road. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states the proposed land use is for a beauty shop.</p> <p>The subject site is located along Old Howell Road, an area that is made up of commercial and office type uses. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the surrounding zoning and land uses. The requested rezoning is also consistent with the Imagine Greenville County Comprehensive Plan as a Sub-Regional Center.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					

DOCKET NUMBER: CZ-2018-41

APPLICANT: W. Norman Hamilton, Site Design, Inc. for Hro Properties, LLC

PROPERTY LOCATION: Old Howell Road

PIN/TMS#(s): 0541030103100 (portion)

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.65

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: This portion of the parcel was originally zoned R-20, Single-Family Residential, in May 1970, as part of Area 1. There was a successful O-D, Office District rezoning request in 1975, CZ-1975-75. The northern portion of this parcel has had several successful PD, Planned Development rezoning requests in 1984, CZ-2084-84 and CZ-1984-114, another one in 1986, CZ-1986-24, and finally in 2013, CZ-2013-16. The northern portion that is zoned PD, Planned Development, is not a part of this rezoning request.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	PD	offices and parking lot
East	O-D	day care center
South	R-MA	townhomes
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Sub- Regional Center*.

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	0.65	0 units
Requested	C-1	12 units/acre		7 units

A successful rezoning may add up to 7 dwelling units.

ROADS: Old Howell Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Richbourg Road	2400' W	2,300	2,200 -4.3%	2,600 +18.2%
East North Street	3,500' W	16,400	15,700 -4.3%	17,600 +12.1%

ANALYSIS:

The parcels located along Old Howell Road were developed around the early 2000's. There are no new road improvements planned for Old Howell Road and no specific traffic data for this road. There is a Long Range Transportation Plan for Haywood Road to be widened from East North Street to Pelham Road designated as project #30. There is a Long Range Transportation Plan for Howell Road to be widened from East North Street to Edwards Road designated as project #43.

The subject site is located in a near a Sub-Regional Center. Sub-Regional Centers are centrally located within a community and are designed to service multiple surrounding neighborhoods and the larger community for daily and weekly needs they would be characterized by community scale stores, specialty boutiques and would support higher density; therefore, the proposal is consistent with this vision.

SUMMARY:

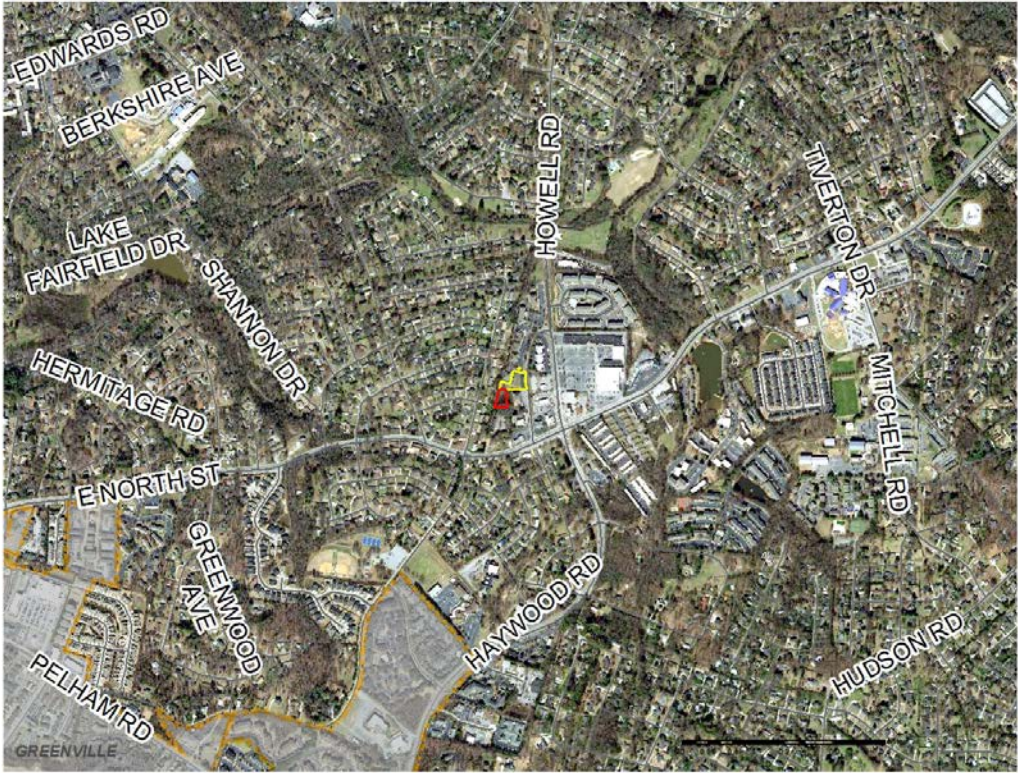
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CONCLUSION:

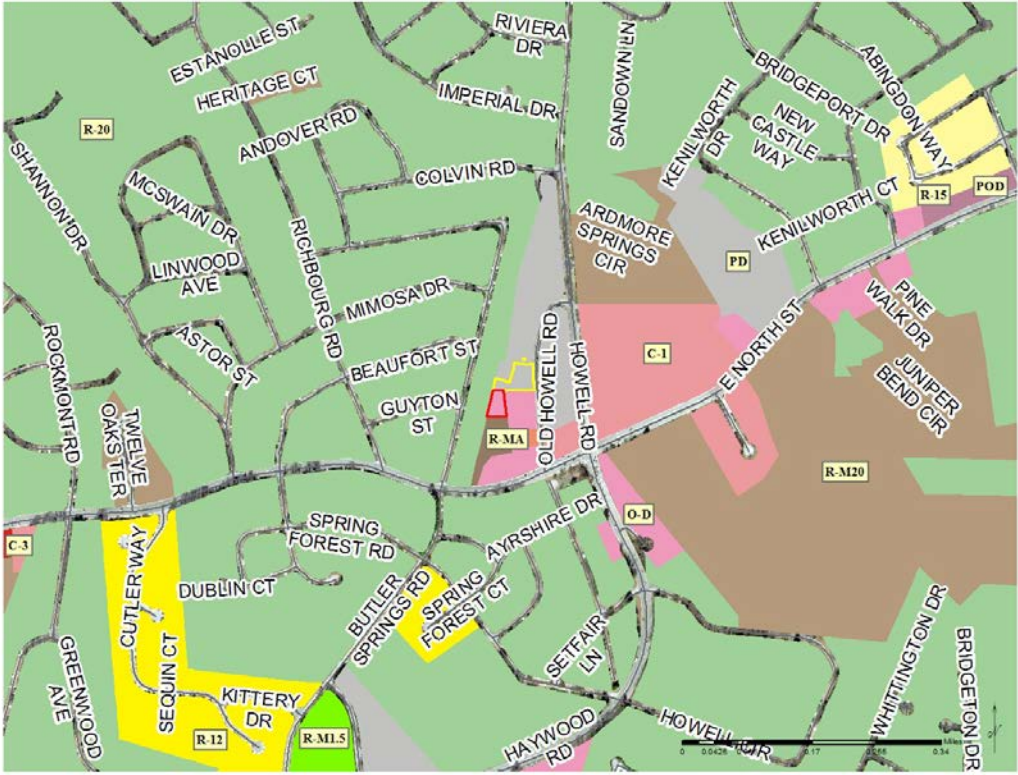
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Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial. The Planning Commission recommended approval.



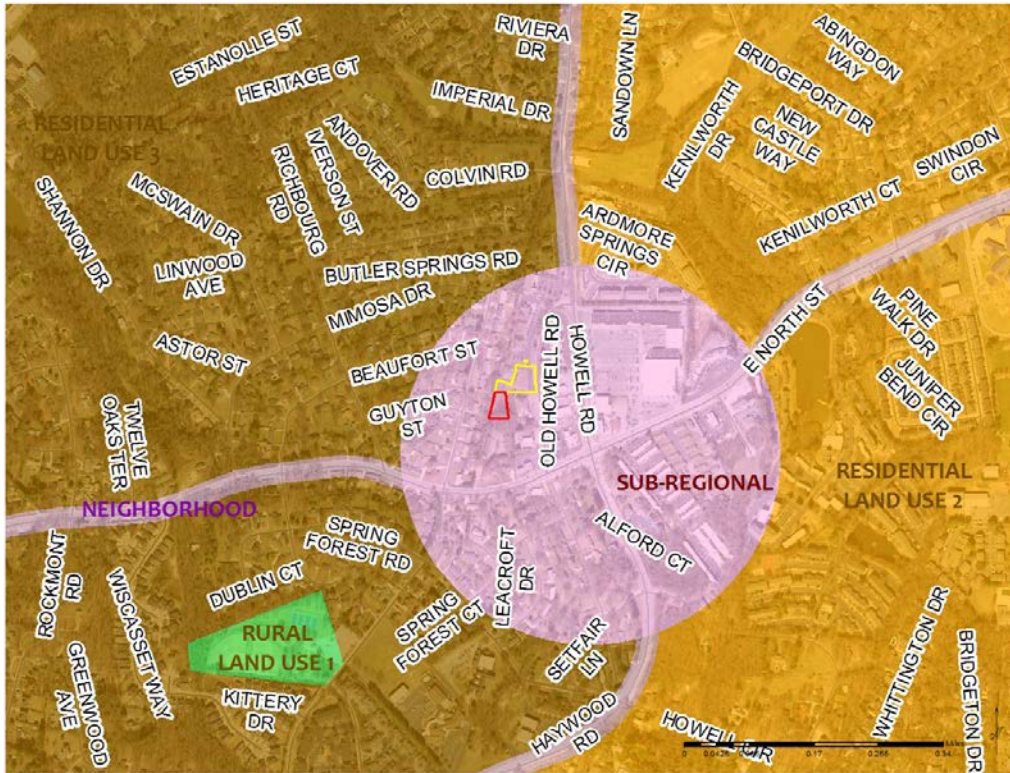
Aerial Photography, 2017





Zoning Map





Future Land Use Map