

**Zoning Docket from August 20, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2018-52	Timothy Buchanan Jr., CCAD Engineering, LLC and Vision Development LLC for W. Lemuel Dillard and Ann D. Withrow (Trustee) Beeco Road G006000301300 (portion) R-S, Residential Suburban to S-1, Services	18	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 20, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Representing developer</li> <li>• Wants to allow two contractors to utilize site</li> <li>• Existing contractors to the south will take area above them</li> <li>• Separate contractor to take remaining parcel along Beeco Road</li> <li>• Existing pond to separate contractor offices</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b></p> <p>None</p> <p><b>Against:</b></p> <p>None</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject site is located along a two lane county maintained road with no planned improvements. There have been no previous rezoning requests for this parcel. However, recent rezonings and development in this area have indicated that Services and Industrial are appropriate.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned R-S, Residential Suburban, is 24.69 acres of property located on Beeco Road approximately 1.10 miles southwest of the intersection of South Buncombe Road and Wade Hampton Boulevard. The parcel has approximately 820 feet of frontage along Beeco Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for contractor offices.</p> <p><b>CONCLUSION:</b></p> <p>The subject site is surrounded by I-1 and S-1 zoning to the north, south and west of the subject site. Staff is of the opinion the subject site is located in an area that has been in transition to a highly industrial and service type area. Staff believes the proposed land use for contractor offices on the parcel would be consistent with the abutting warehouses and landscape business.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					

**DOCKET NUMBER:** CZ-2018-52

**APPLICANT:** Timothy Buchanan Jr., CCAD Engineering, LLC and Vision Development LLC for W. Lemuel Dillard and Ann D. Withrow (Trustee)

**PROPERTY LOCATION:** Beeco Road

**PIN/TMS#(s):** G006000301300 (portion)

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 24.69

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1970, as part of Area 1.

**EXISTING LAND USE:** agricultural land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1 and R-S	warehouse, agricultural and vacant wooded land
East	R-S	single-family residential
South	I-1 and S-1	warehouse and landscape site
West	S-1 and R-S	warehouse and church (New Life Baptist Church)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**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.

**ROADS:** Beeco Road: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
South Buncombe Road	3,560' NE	22,300	21,300 -4.5%	27,500 29%

**ANALYSIS:** The subject site is located along a two lane county maintained road with no planned improvements. There have been no previous rezoning requests for this parcel. However, recent rezonings and development in this area have indicated that Services and Industrial are appropriate.

**SUMMARY:**

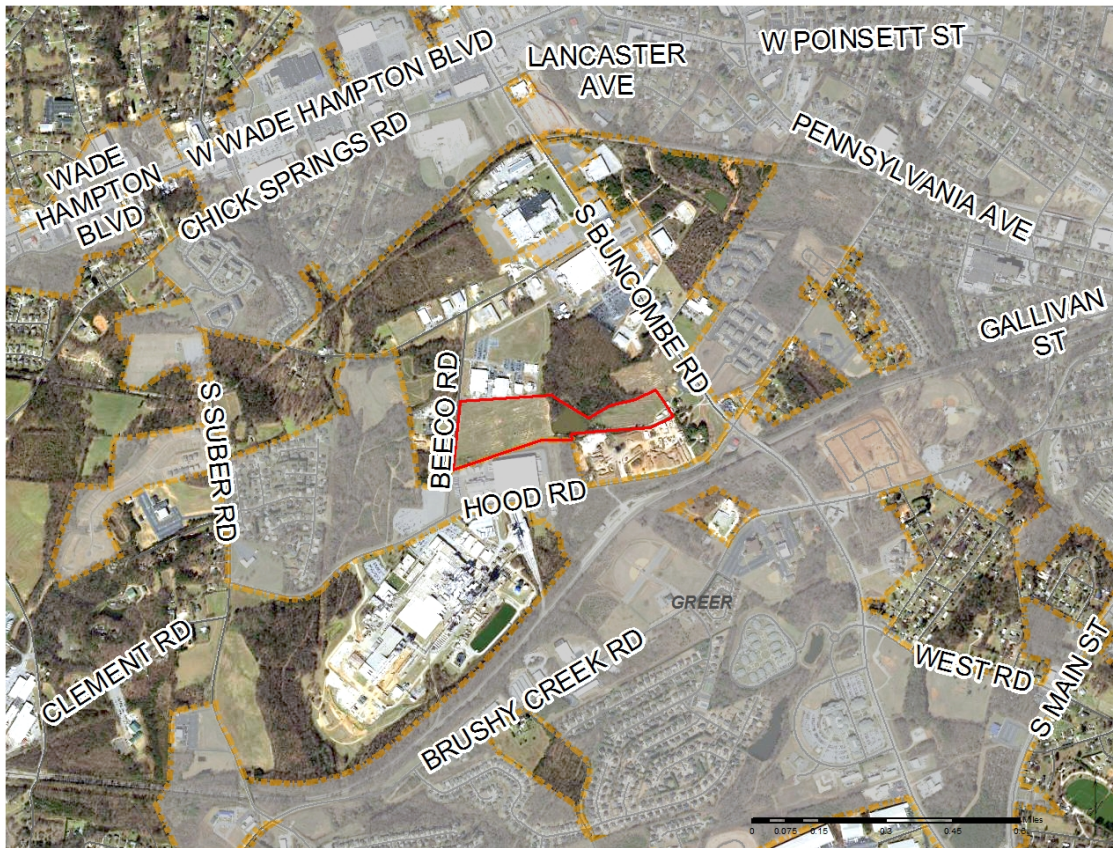
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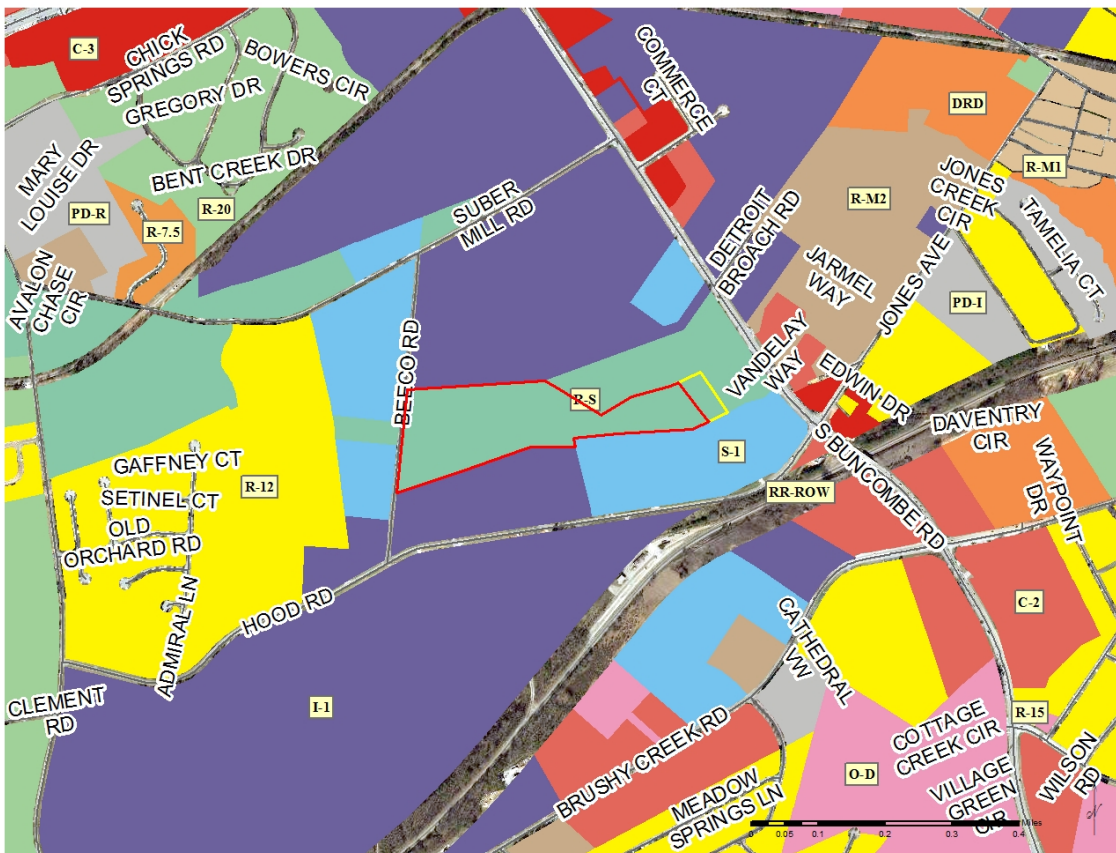
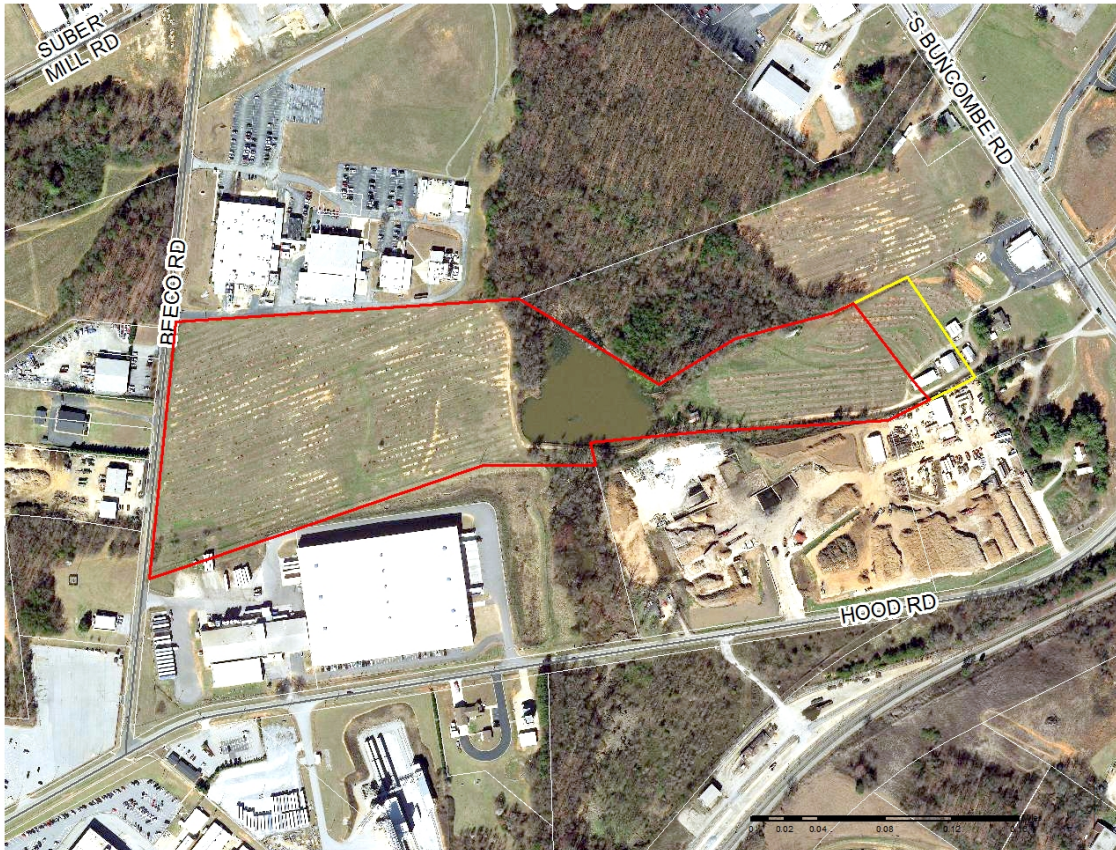
**CONCLUSION:**

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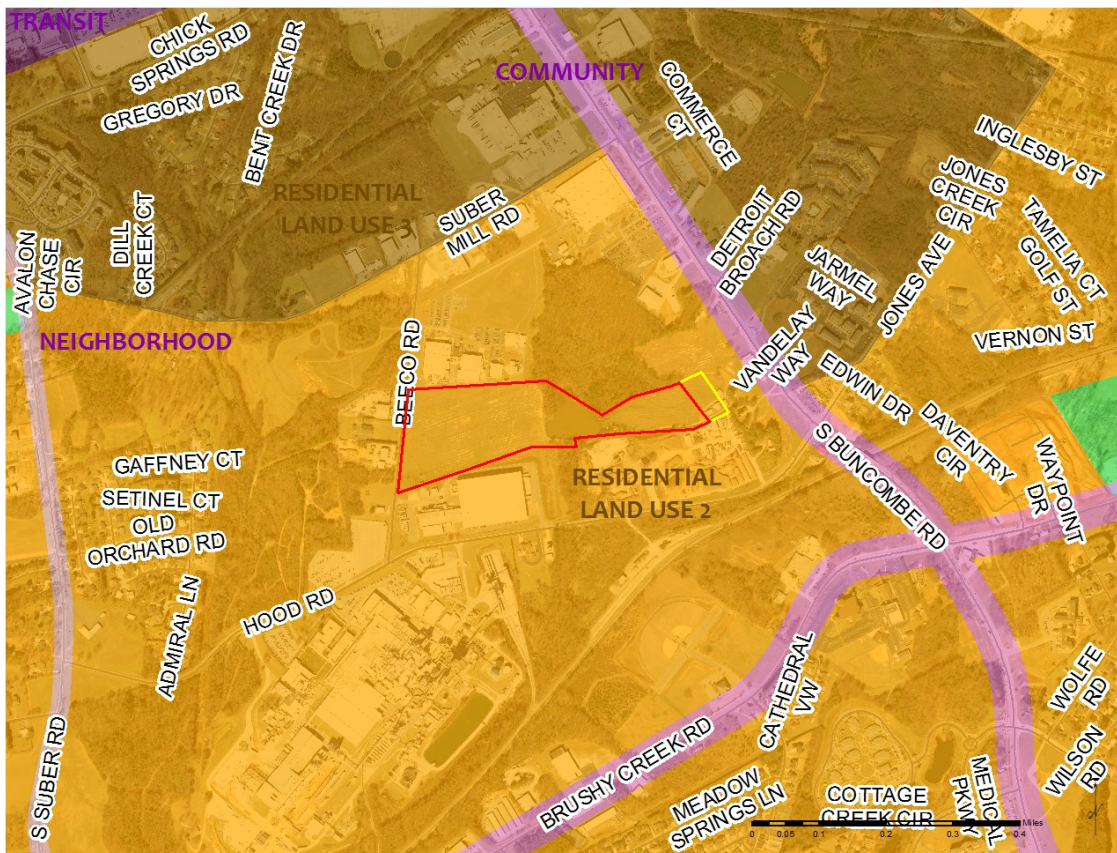
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Aerial Photography, 2018



Zoning Map



Future Land Use Map