

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-53	Paul D. Gatlin 206 Gordon Street and N. Florida Avenue 0116001400900, 0116001400800 (portion), and 0116001401100 (portion) R-7.5, Single-Family Residential to S-1, Services	23	Denial	Denial		
<b>Public Comments</b>	<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>• Blight in this neighborhood</li> <li>• Wants to fix up and use property/buildings to store construction equipment for renovating houses in the area</li> <li>• He fixes up or tears down homes and turns them into rentals in the area</li> <li>• Traffic on site for deliveries, minimal traffic</li> <li>• 2 employees on site</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Warehouse needs to be torn down</li> <li>• Better to have single-family homes</li> <li>• Single-family homes would better the community</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Warehouse, fire waiting to happen</li> <li>• Don't want commercial property here</li> <li>• Against as a home owner</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Primarily residential in this area</li> <li>• Up and coming area</li> <li>• Keep as a residential neighborhood</li> <li>• Opposed to commercial development in this area</li> </ul> <p><b>List of meetings with staff:</b> Applicant: 8/2/18 &amp; 8/6/18</p>				<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>	
<b>Staff Report</b>	<p><b>ANALYSIS:</b></p> <p>The subject site, prior to zoning was originally an upholstery furniture business. Since then, the grandfathering of that business has ceased. Mr. Gatlin was notified that the grandfathering of the business was no longer permitted, after a thorough investigation into the site was done for a building feasibility request for a certificate of occupancy.</p> <p>The subject site is zoned R-7.5, Single-Family Residential. Staff has met with Mr. Gatlin multiple times to discuss the requested rezoning and potential issues of the site. Commercial building codes and the fire department were present in a meeting. Mr. Gatlin was made aware that if a rezoning request was approved, the buildings on site would require a variance from the Board of Zoning Appeals for the required setbacks for S-1, Services zoning. The required setbacks for S-1, Services are 45 feet from the front, 25 feet from both sides and 20 feet from the rear. The applicant was also made aware of the need for adequate access for the fire department throughout the site. Further, on site</p>					

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

parking for 7 or 8 cars (plus ADA) would be required in addition to the owners desire to park his equipment on site. The owner discussed whether or not he would be allowed to park within one of the existing buildings, this would trigger ventilation requirements, according to the building code.

The applicant was also made aware of enrichment permits that would be needed from both the County and SCDOT. The applicant has also been made aware of the possibility of pursuing a review district and the requirements for all review districts.

**SUMMARY:**

The subject parcel zoned R-7.5, Single-Family Residential, is 0.29 acres of property located on Gordon Street approximately 0.7 miles northeast of the intersection of Easley Bridge Road and White Horse Road. The parcel has approximately 60 feet of frontage along Gordon Street and 20 feet of frontage along North Florida Avenue. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for warehouse and office for local construction.

**CONCLUSION:**

The subject site is surrounded by single-family residential zoning and land use. The Imagine Greenville County Comprehensive Plan recommends a Residential Land Use. Staff has concerns that the proposed use of a warehouse and office for local construction could have negative impacts on the surrounding residential neighbors, especially due to the inability to provide screening, buffering and the inability to meet the required setbacks for S-1, Services zoning.

Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.

**DOCKET NUMBER:** CZ-2018-53

**APPLICANT:** Paul D. Gatlin

**PROPERTY LOCATION:** 206 Gordon Street and N. Florida Avenue

**PIN/TMS#(s):** 0116001400900, 0116001400800 (portion), and 0116001401100 (portion)

**EXISTING ZONING:** R-7.5, Single-Family Residential

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

**ACREAGE:** 0.29

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A.

**EXISTING LAND USE:** vacant warehouse

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential and vacant land
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	R-7.5	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker 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.

**ROADS:** Gordon Street: two-lane County-maintained local  
North Florida Avenue: two-lane State-maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Easley Bridge Road	3,080' SE	18,500	17,400 -6%	20,200 16%

**ANALYSIS:** The subject site, prior to zoning was originally an upholstery furniture business. Since then, the grandfathering of that business has ceased. Mr. Gatlin was notified that the grandfathering of the business was no longer permitted, after a

thorough investigation into the site was done for a building feasibility request for a certificate of occupancy.

The subject site is zoned R-7.5, Single-Family Residential. Staff has met with Mr. Gatlin multiple times to discuss the requested rezoning and potential issues of the site. Commercial building codes and the fire department were present in a meeting. Mr. Gatlin was made aware that if a rezoning request was approved, the buildings on site would require a variance from the Board of Zoning Appeals for the required setbacks for S-1, Services zoning. The required setbacks for S-1, Services are 45 feet from the front, 25 feet from both sides and 20 feet from the rear. The applicant was also made aware of the need for adequate access for the fire department throughout the site. Further, on site parking for 7 or 8 cars (plus ADA) would be required in addition to the owners desire to park his equipment on site. The owner discussed whether or not he would be allowed to park within one of the existing buildings, this would trigger ventilation requirements, according to the building code.

The applicant was also made aware of enrichment permits that would be needed from both the County and SCDOT. The applicant has also been made aware of the possibility of pursuing a review district and the requirements for all review districts.

**SUMMARY:**

The subject parcel zoned R-7.5, Single-Family Residential, is 0.29 acres of property located on Gordon Street approximately 0.7 miles northeast of the intersection of Easley Bridge Road and White Horse Road. The parcel has approximately 60 feet of frontage along Gordon Street and 20 feet of frontage along North Florida Avenue. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for warehouse and office for local construction.

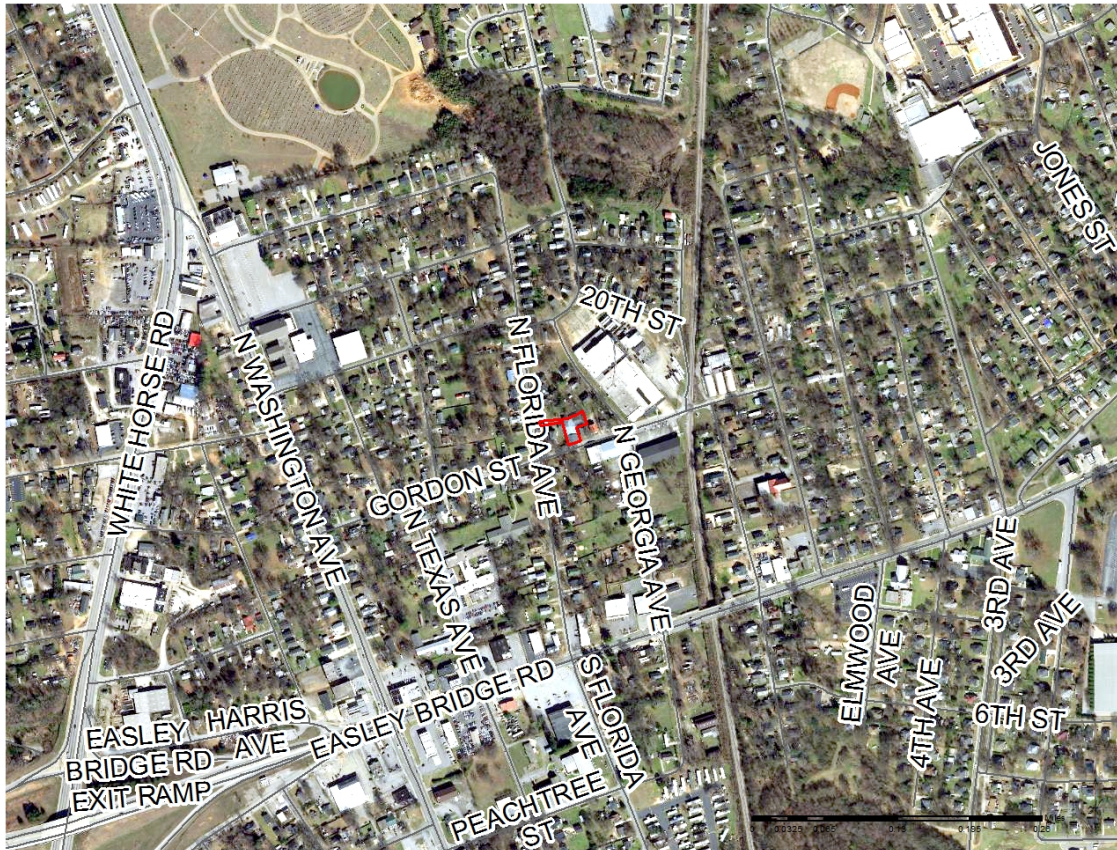
**CONCLUSION:**

The subject site is surrounded by single-family residential zoning and land use. The Imagine Greenville County Comprehensive Plan recommends a Residential Land Use. Staff has concerns that the proposed use of a warehouse and office for local construction could have negative impacts on the surrounding residential neighbors, especially due to the inability to provide screening, buffering and the inability to meet the required setbacks for S-1, Services zoning.

Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.

**STAFF RECOMMENDATION:** Denial



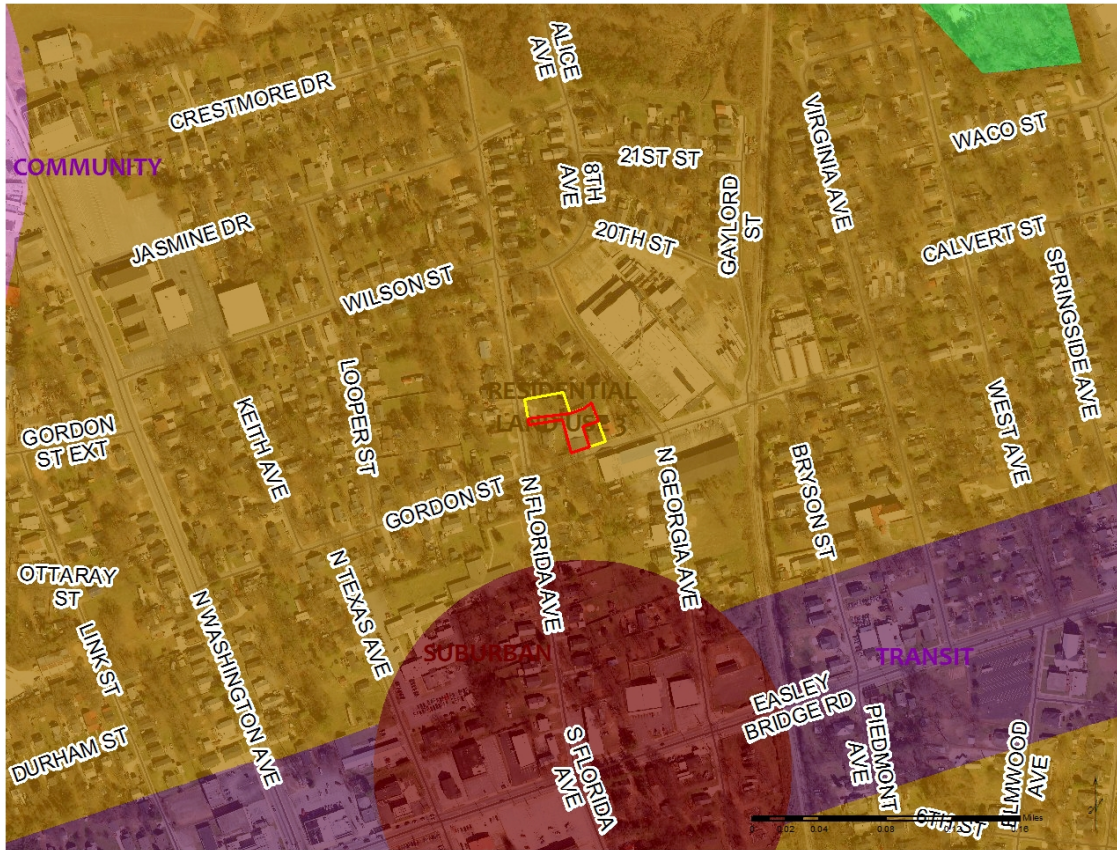


Aerial Photography, 2018









Future Land Use Map