

**Zoning Docket from October 15, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-61	Ryan Beaton and Nelli William for SC Propco LLC Ebenezer Road 0530010102100 O-D, Office District to S-1, Services	21	Denial	Denial 10-24-18		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 15, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Currently used as a 3,200 square foot commercial warehouse</li> <li>• Looking to sell the property</li> <li>• Applying because Office District does not outright permit storage</li> <li>• SCDOT Batesville alignment will not affect the property</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Trying to grow current business and move into this site</li> <li>• Will not disrupt the area</li> <li>• Business does vehicle graphics and wraps</li> <li>• Work can be done on the subject site or at the location of the vehicle</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Lives next door</li> <li>• Concerns about Service zoning opening door to industrial type uses</li> <li>• Concerns regarding flooding</li> <li>• Large rural residential presence in the area</li> <li>• Protect the existing creek</li> <li>• Office and Commercial type uses in this area</li> </ul> <p><b>List of meetings with staff:</b> None</p>				<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> 4 emails</p>	
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject site is located in a Sub-Regional Center, which is generally centrally located within a community. The center is designated to service multiple surrounding neighborhoods and the larger community. The area would be characterized by community-scale stores such as grocery stores, restaurants and boutiques. Floodplain is also present along the southern portion of this property.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned O-D, Office District, is 4.94 acres of property located on Ebenezer Road approximately 0.25 miles southeast of the intersection of Pelham Road and Highway 14. The parcel has approximately 350 feet of frontage along Ebenezer Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for storage.</p> <p><b>CONCLUSION:</b></p> <p>The subject site, building and land use is currently grandfathered in as a storage facility. Rezoning to S-1 would allow for a change in size of the existing storage building or additional uses such as a service garage, a restaurant, warehouse, or a convenience store. Staff is of the opinion that the current zoning of O-D, Office district is the appropriate zoning for the subject site. The surrounding</p>					

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	<p>land uses consist of single-family residences, vacant wooded land and a parking lot with R-S, Residential Suburban; Office District; and C-1, Commercial zoning. Staff believes rezoning the parcel to S-1, Services would not be consistent with the surrounding zoning or land uses.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>
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**DOCKET NUMBER:** CZ-2018-61

**APPLICANT:** Ryan Beaton and Nelli William for SC Propco LLC

**PROPERTY LOCATION:** Ebenezer Road

**PIN/TMS#(s):** 0530010102100

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

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

**ACREAGE:** 4.94

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful O-D, Office District rezoning request in 2000, CZ-2000-64.

**EXISTING LAND USE:** storage

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1 and R-S	parking lot and vacant land
East	R-S	single-family residential
South	R-S	single-family residential
West	O-D	vacant wooded land

**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*.

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

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Highway 14	6,530' SW	12,100	10,800 -10.7%	14,800 37%

**ANALYSIS:**

The subject site is located in a Sub-Regional Center, which is generally centrally located within a community. The center is designated to service multiple surrounding neighborhoods and the larger community. The area would be characterized by community-scale stores such as grocery stores, restaurants and boutiques. Floodplain is also present along the southern portion of this property.

**SUMMARY:**

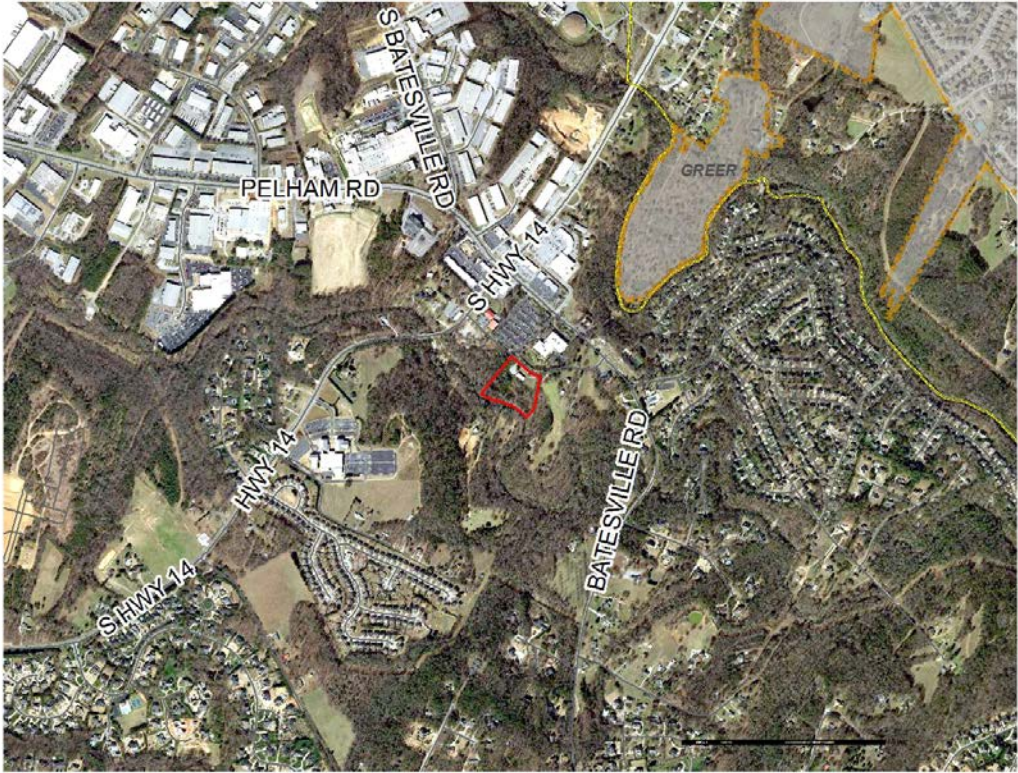
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**CONCLUSION:**

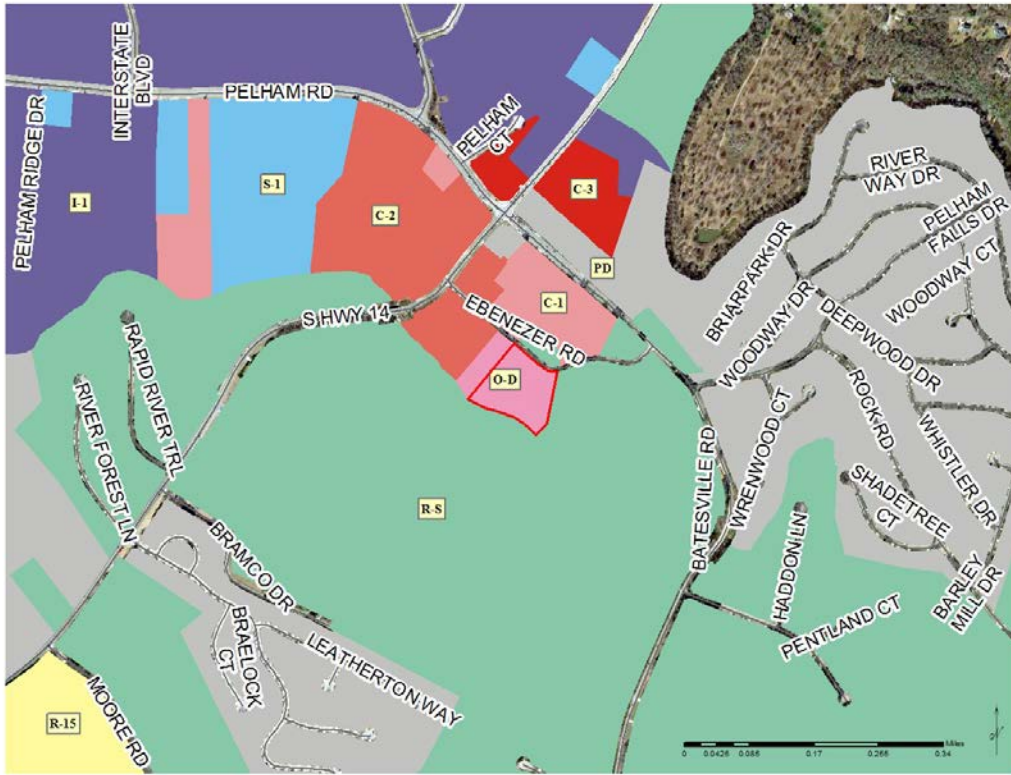
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Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission recommended denial.

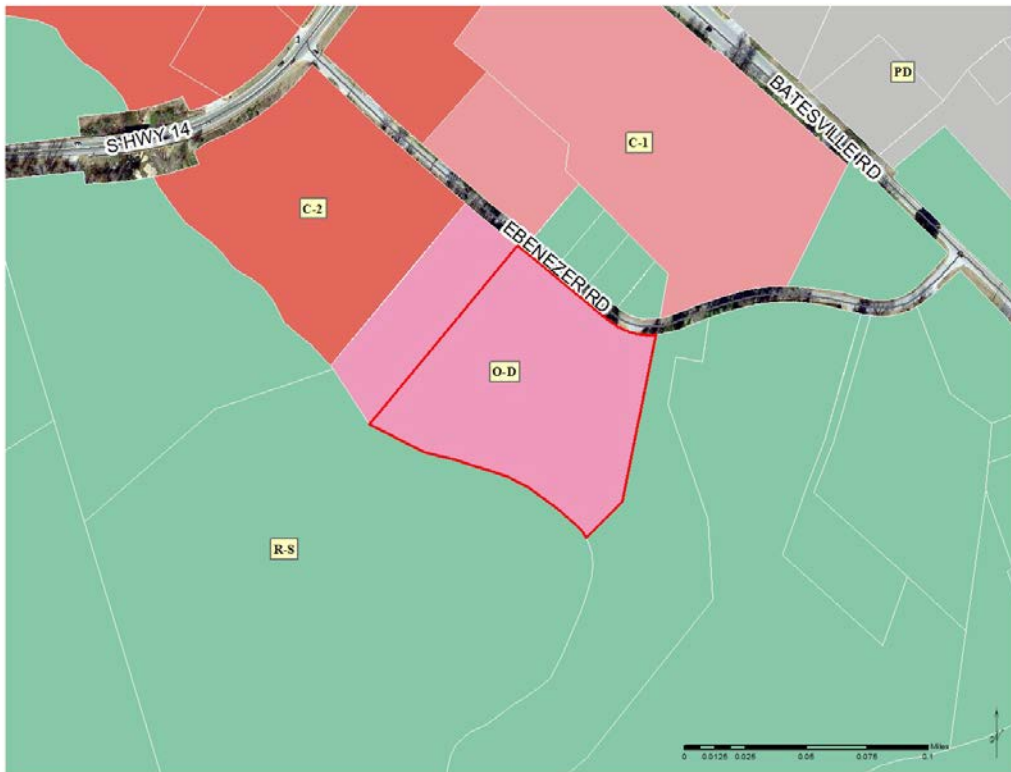


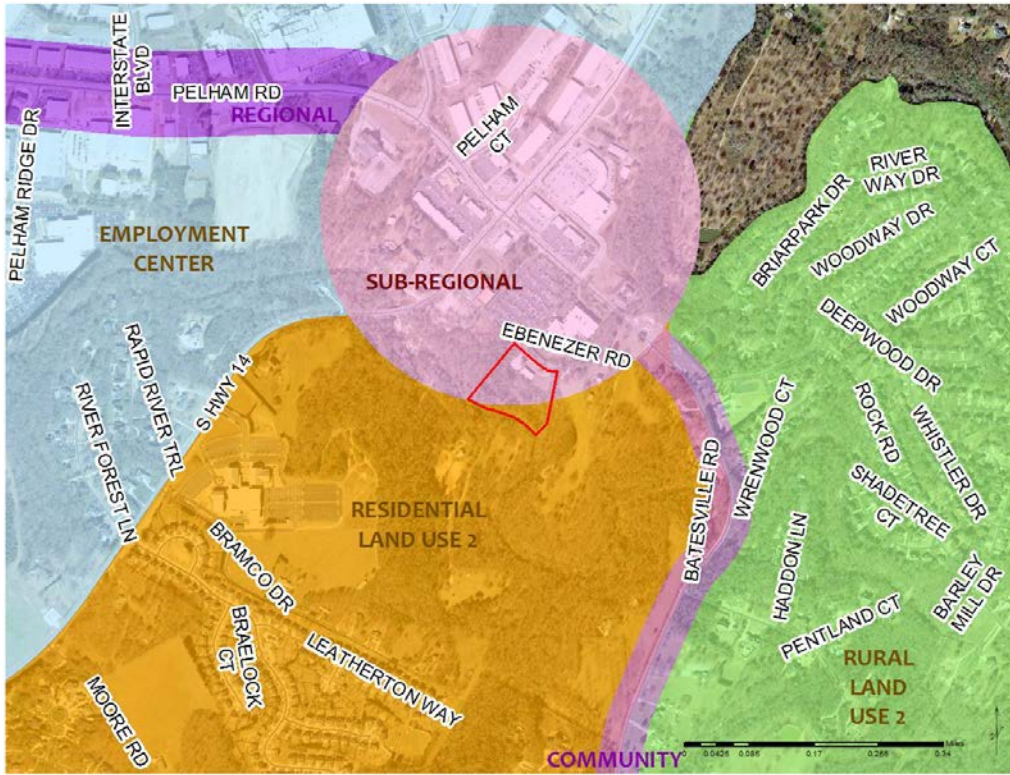
Aerial Photography, 2017





Zoning Map





Future Land Use Map