

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-64	John M. Ward 106 Sulphur Springs Road 0425000101400 I-1, Industrial to S-1, Services	19	Approval	Approval 10-24-18		
<b>Public Comments</b>	<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> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Grew up in this area</li> <li>• Own properties in the surrounding area</li> <li>• Thought property was already zoned S-1, Services</li> <li>• Property not large enough for industrial</li> <li>• Rezoning would allow for future business in this area</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>
<b>Staff Report</b>	<p><b>ANALYSIS:</b> There has been an existing industrial and warehouse use on the site and to the east and west of the subject site as far back as 1997. Sulphur Springs Road is a four lane highway with a speed limit of 40 miles per hour. This section of Sulphur Springs Road has I-1 Industrial and S-1 Services zoning on both sides. There are still a good number of residential homes located in the S-1, Services zoned parcels along this section of road. The White Horse Road Green Link Bus line also serves this area.</p> <p><b>SUMMARY:</b> The subject parcel zoned I-1, Industrial, is 1.71 acres of property located on Sulphur Springs Road approximately 0.4 miles west of the intersection of Old Buncombe Road and Sulphur Springs Road. The parcel has approximately 145 feet of frontage along Sulphur Springs Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for metal fabrication.</p> <p><b>CONCLUSION:</b> The subject site is surrounded by I-1, Industrial and S-1, Services with a service garage and warehouses to the east, south and west of the parcel.. Staff is of the opinion the surrounding zoning is consistent with the requested rezoning to S-1. Staff believes a rezoning to S-1, would have little impact on the surrounding area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					

**DOCKET NUMBER:** CZ-2018-64

**APPLICANT:** John M. Ward

**PROPERTY LOCATION:** 106 Sulphur Springs Road

**PIN/TMS#(s):** 0425000101400

**EXISTING ZONING:** I-1, Industrial

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

**ACREAGE:** 1.71

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned I-1, Industrial in April 1972, as part of Area 3.

**EXISTING LAND USE:** warehouse

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	single-family residential
East	S-1 and I-1	service garage
South	I-1	warehouse
West	I-1	warehouse

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea 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:** Sulphur Springs Road: four-lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Sulphur Springs Rod	780' W	10,400	10,000 -3.8%	10,300 3%

**ANALYSIS:** There has been an existing industrial and warehouse use on the site and to the east and west of the subject site as far back as 1997. Sulphur Springs Road is a four lane highway with a speed limit of 40 miles per hour. This section of Sulphur Springs Road has I-1 Industrial and S-1 Services zoning on both sides. There are still a good number of residential homes located in the S-1, Services zoned parcels along this section of road. The White Horse Road Green Link Bus line also serves this area.

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The applicant states the proposed land use is for metal fabrication.

**CONCLUSION:**

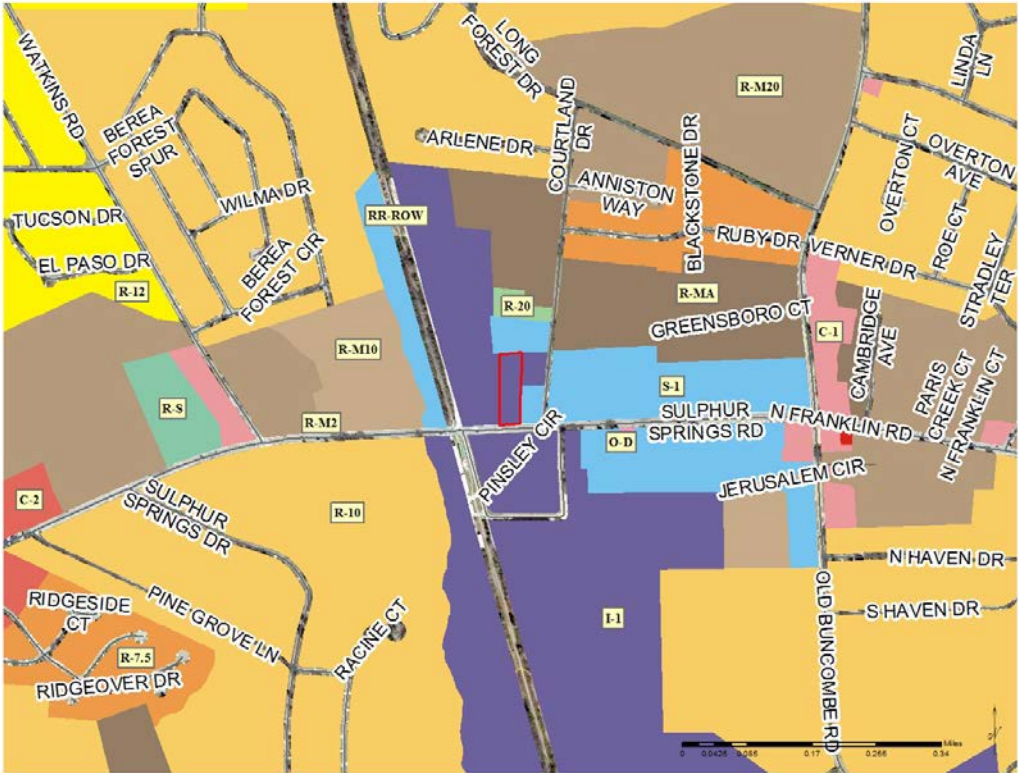
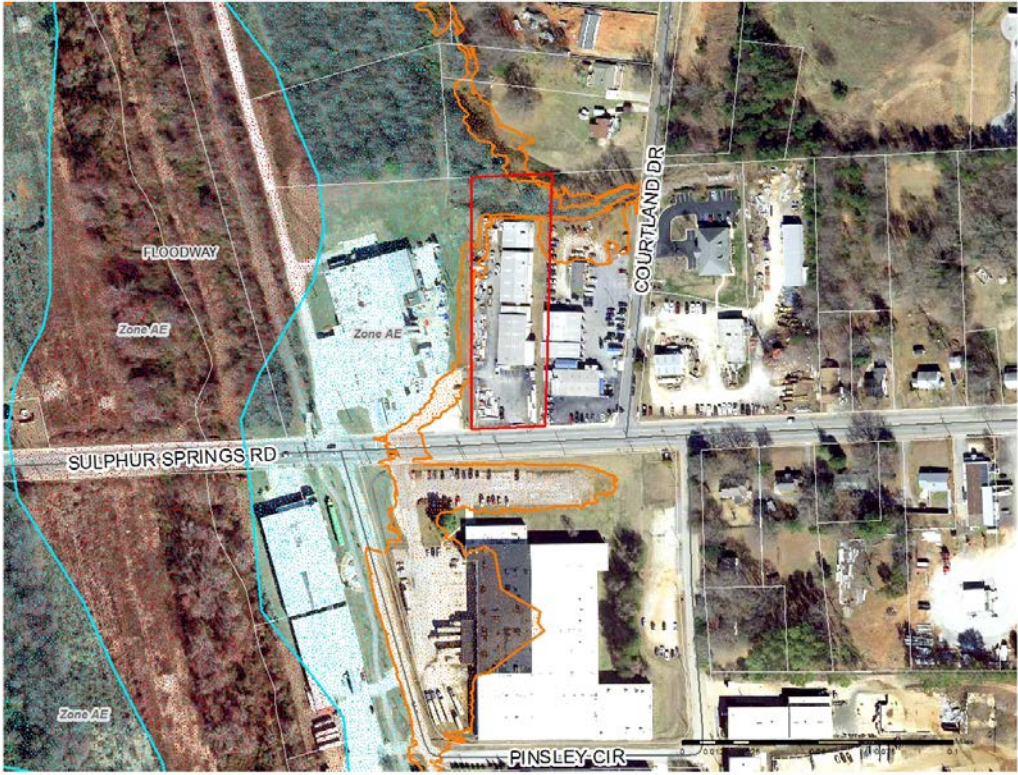
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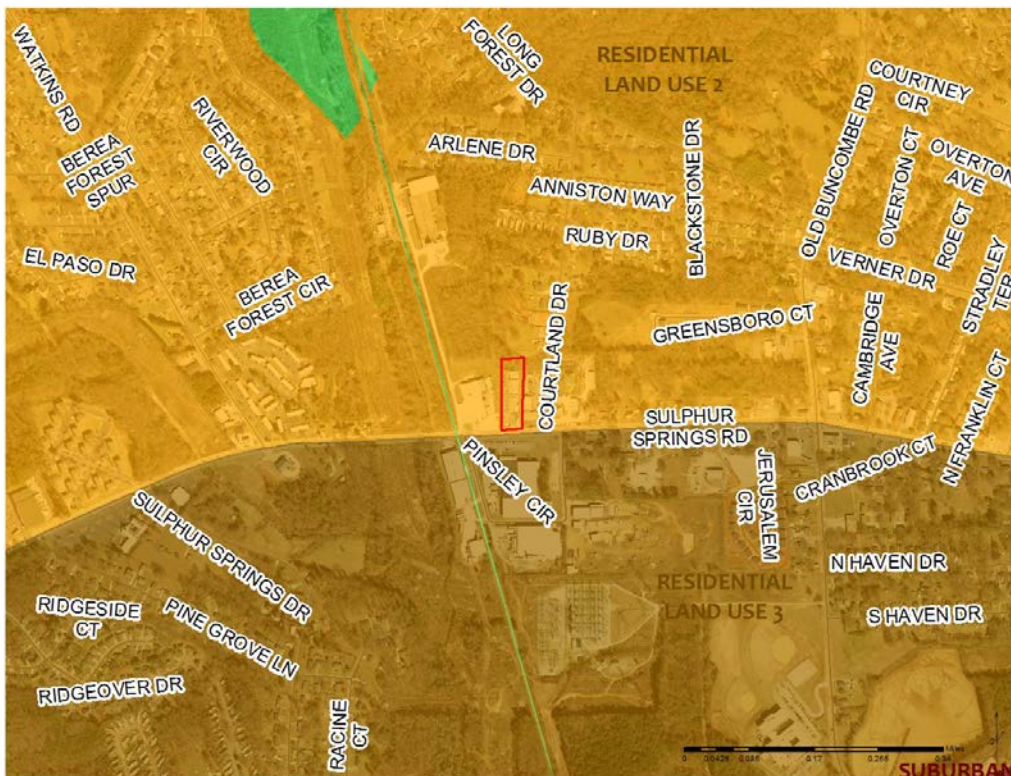
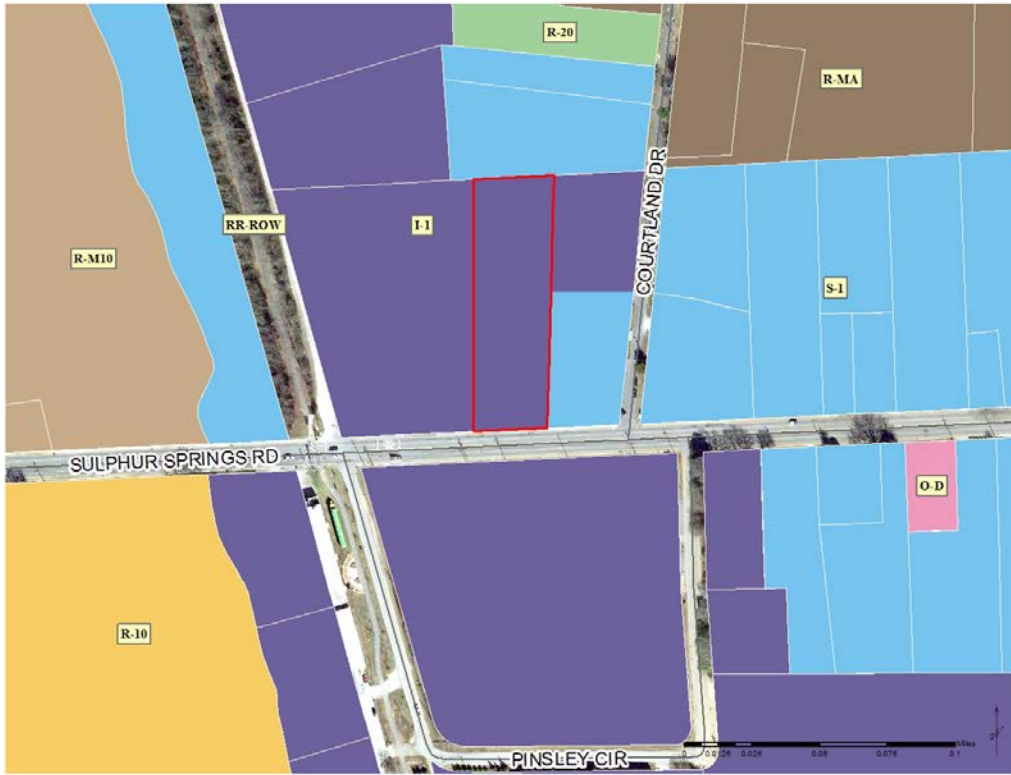


Aerial Photography, 2017





Zoning Map



Future Land Use Map