

Zoning Docket from April 15, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-27	Timothy McNeil Johnson, Pattillo Construction Corporation for Metts Street Holdings LLC Metts Street 0174040100407 R-MHP, Residential Manufacture Home Park District S-1, Services	23	Approval	Approval 4-24-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 15, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Here to answer any questions <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The <u>Cherrydale Area Plan</u> designates the subject parcel as <i>Service/Industrial</i>, which accounts for all facets of development involving industry, manufacturing, production and/or service-oriented uses. Warehouses, factories, auto repair shops, gas stations, and other uses that transcend traditional commercial uses are included. Additionally, this area plan also states that these uses are typically kept at a distance from residential uses due to impacts such as noise, traffic, and lighting. Floodplain is not present on the property.</p> <p>Currently Greenlink Route 3 runs along Poinsett Hwy. When the routes change per the Comprehensive Operations Analysis (COA), Route 3 will be rerouted to run along Furman Hall Rd.</p> <p>SUMMARY: The subject parcel zoned R-MHP, Residential Mobile Home Park District, is 8.59 acres of property located on Metts Street approximately 0.2 miles east of the intersection of Furman Hall Road and Poinsett Highway. The parcel has approximately 195 feet of frontage along Metts Street. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for the construction of a 50,000 square foot distribution warehouse for a national distributor of HVAC and refrigeration equipment.</p> <p>CONCLUSION: The subject site is surrounded by Services zoning to the north, south and west. There is also a railroad abutting the subject site to the east. Staff is of the opinion the requested rezoning would have minimal impact on the surrounding zoning and land uses. The requested zoning is also consistent with the <u>Cherrydale Area Plan</u> recommending Service/Industrial for this site.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					

DOCKET NUMBER: CZ-2019-27

APPLICANT: Timothy McNeil Johnson, Pattillo Construction Corporation for Metts Street Holdings LLC

PROPERTY LOCATION: Metts Street

PIN/TMS#(s): 0174040100407

EXISTING ZONING: R-MHP, Residential Manufactured Home Park District

REQUESTED ZONING: S-1, Services

ACREAGE: 8.59

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned S-1, Services in April 1972, as part of Area 3. The parcel has had one previous successful rezoning from S-1 to R-MHP in 1996, CZ-1996-111. The parcel additionally requested a rezoning from R-MHP to S-1 Services in 2010, CZ-2010-11; however that request was withdrawn on 7-1-2010.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20 and S-1	apartments and vacant wooded land
East	R-7.5	single-family residential, clubhouse and vacant wooded land
South	S-1	warehouse
West	S-1	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan designated as *Service/Industrial*.

ROADS: Metts Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Furman Hall Road	2,620' N	3,700	4,000 +8.1%	4,600 +15.0%

ANALYSIS:

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SUMMARY:

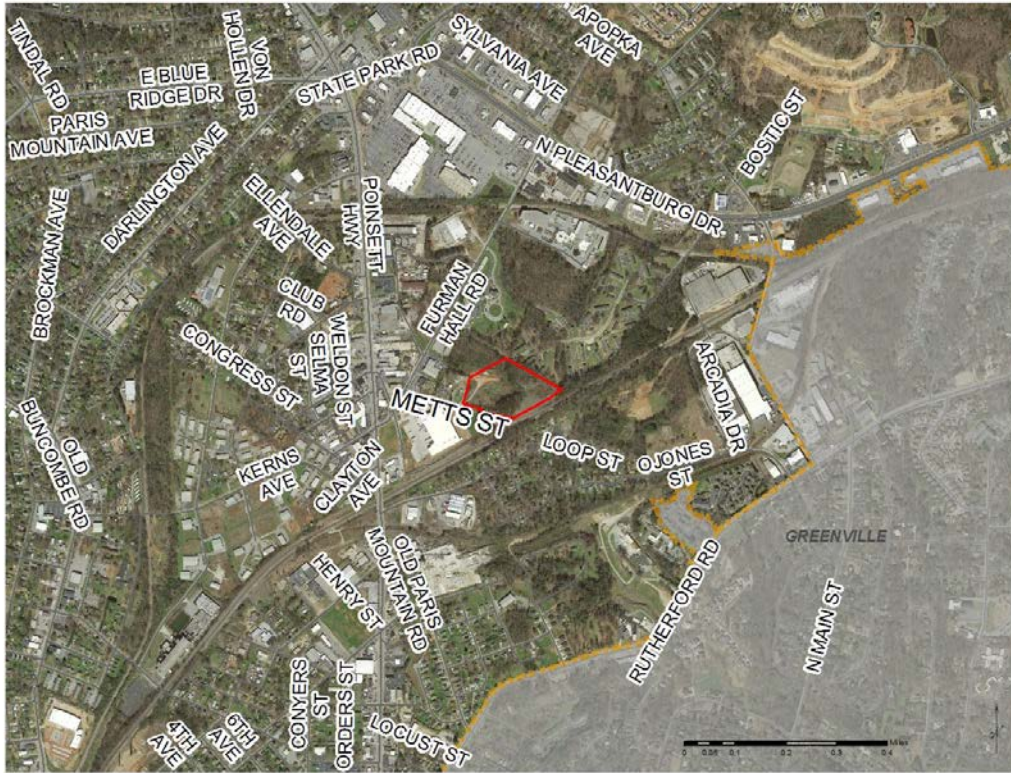
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CONCLUSION:

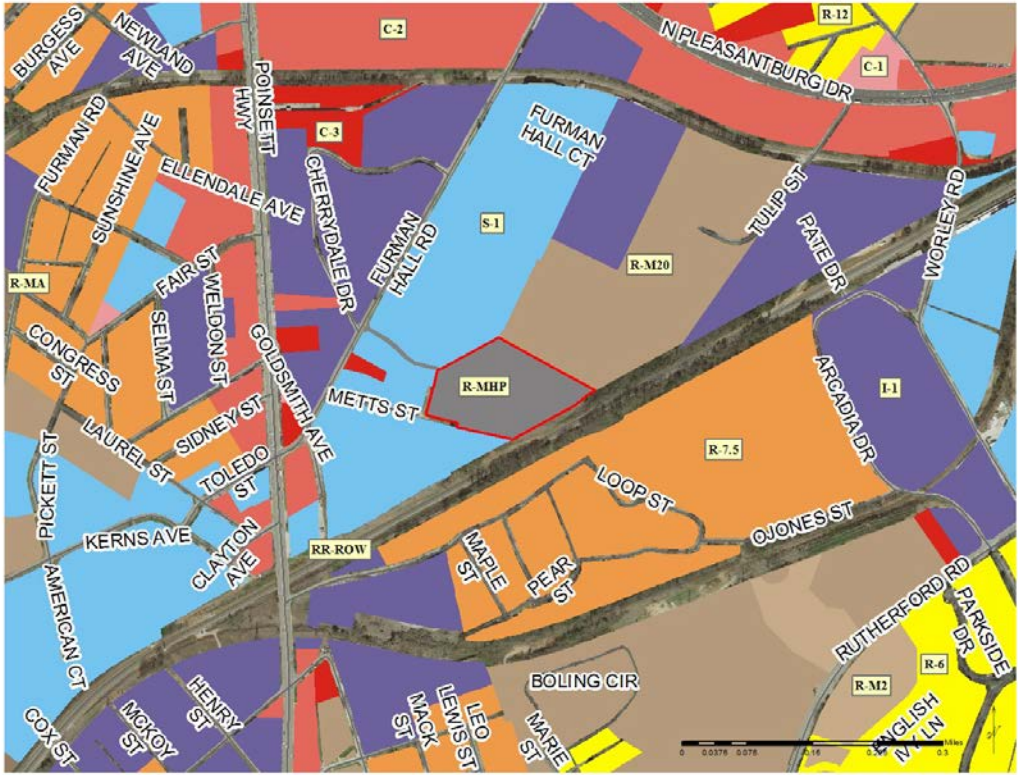
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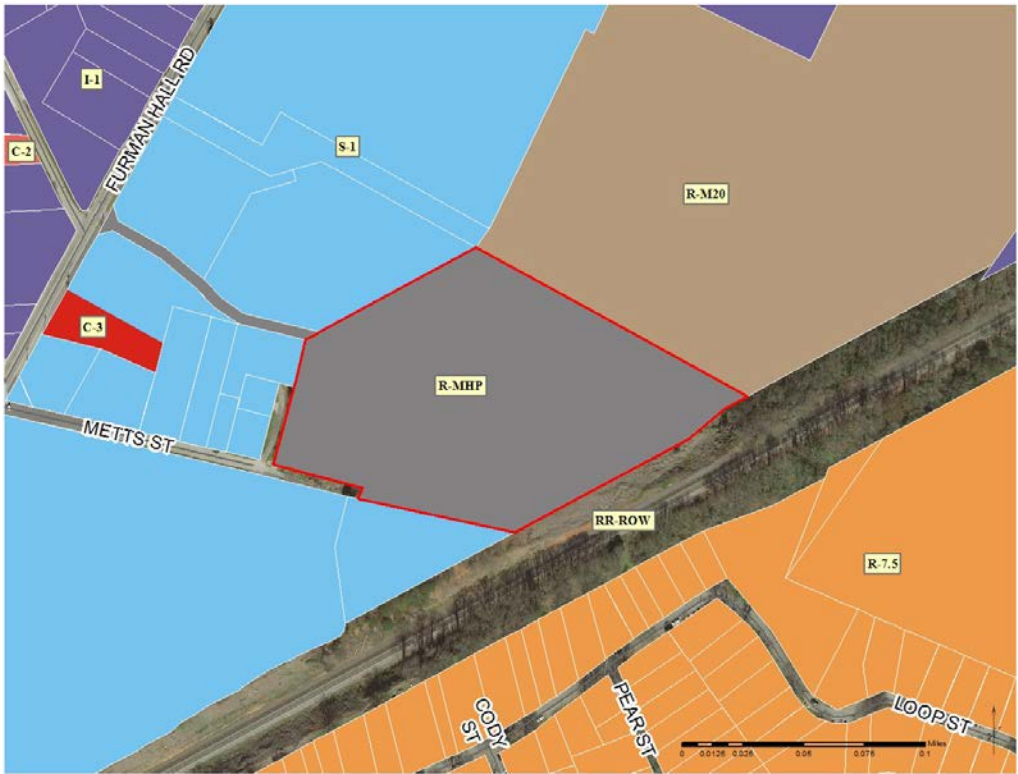


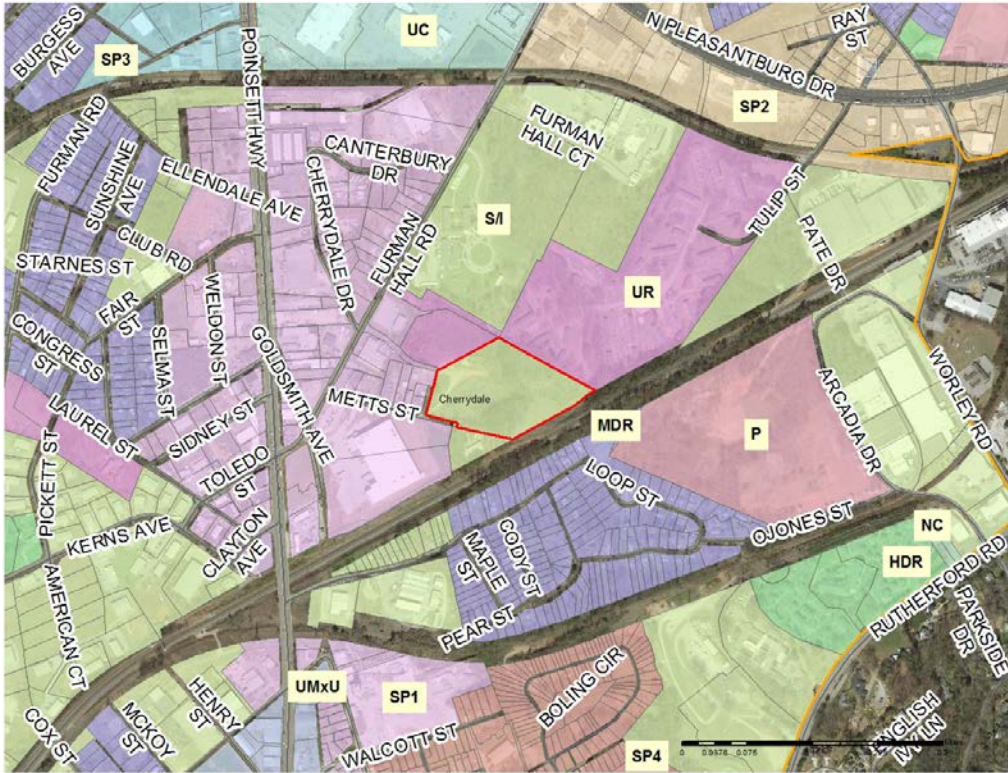
Aerial Photography, 2017





Zoning Map





Future Land Use Map