

Zoning Docket from May 20, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-33	Juan G. Rodriguez Old Easley Highway 0233000100200, 0233000100300, 0233000100400, & 0233000100500 R-S, Residential Suburban to S-1, Services	23	Denial	Denial 5/22/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to sell supplies for concrete, masonry and mulch • Relocation of existing business from 104 Pendleton Road • The business would sell supplies already made there <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Need to band together for good business • Has an objection to the zoning, not land uses • Noise and trucks are not ideal for area • Would like to see a park or residential land use • The property should be zoned with forethought <p>2) Resident</p> <ul style="list-style-type: none"> • Concerned about sprawl • Respect is needed for grave-side services • Opposes this site location for this business <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject parcels are designated as Residential Land Use 3 in the Imagine Greenville Comprehensive Plan, prescribing an ideal density of 6 or more units per acre. However, this property is not adjacent to any residential uses, nor is the property itself currently used for residential purposes. Floodplain is not present on this property. Currently, the Route 2 bus provides access to transit for these parcels. When the route changes, per the Comprehensive Operations Analysis, Route 2 will continue to provide transit services to this area.</p> <p>SUMMARY:</p> <p>The subject parcels zoned R-S, Residential Suburban, are 4.58 acres of property located on Old Easley Highway approximately 0.14 miles east of the intersection of White Horse Road and Old Easley Highway. The parcels have approximately 670 feet of frontage along Old Easley Highway. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is to make concrete products such as blocks and pavers.</p> <p>CONCLUSION:</p> <p>The subject site is located off of Old Easley Highway, a five-lane arterial road. The Imagine Greenville Comprehensive Plan recommends Residential Land Use, but no residential land use is present. Staff is of the opinion the requested rezoning to S-1, Services for the use to make concrete products would</p>					

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	<p>not be appropriate based on its close proximity to the cemetery. Staff also has concerns that some of the uses permitted in S-1 would not be appropriate for the abutting land use and may have a negative impact on the area.</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-2019-33

APPLICANT: Juan G. Rodriguez

PROPERTY LOCATION: Old Easley Highway

PIN/TMS#(s): 0233000100200, 0233000100300, 0233000100400, & 0233000100500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 4.58

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: All parcels were originally zoned C-2, Commercial in June 1973, as part of Area 4A. Parcel 0233000100500 had a successful R-S, Residential Suburban, zoning request in 1986, CZ-1986-56. Parcels 0233000100200, 0233000100300, and 0233000100400 had a successful R-S, Residential Suburban, zoning request in 1990, CZ-1990-56.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	R-S	cemetery
South	R-7.5 and C-2	cemetery and warehouse
West	C-2	warehouse

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: Old Easley Highway: five-lane State-maintained minor arterial.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Old Easley Highway	3,140' E	7,000	6,900 -1.4%	7,700 +11.6%

ANALYSIS: The subject parcels are designated as *Residential Land Use 3* in the Imagine Greenville Comprehensive Plan, prescribing an ideal density of 6 or more units per acre. However, this property is not adjacent to any residential uses, nor is the property itself currently used for residential purposes. Floodplain is not present on this property.

Currently, the Route 2 bus provides access to transit for these parcels. When the route changes, per the Comprehensive Operations Analysis, Route 2 will continue to provide transit services to this area.

SUMMARY:

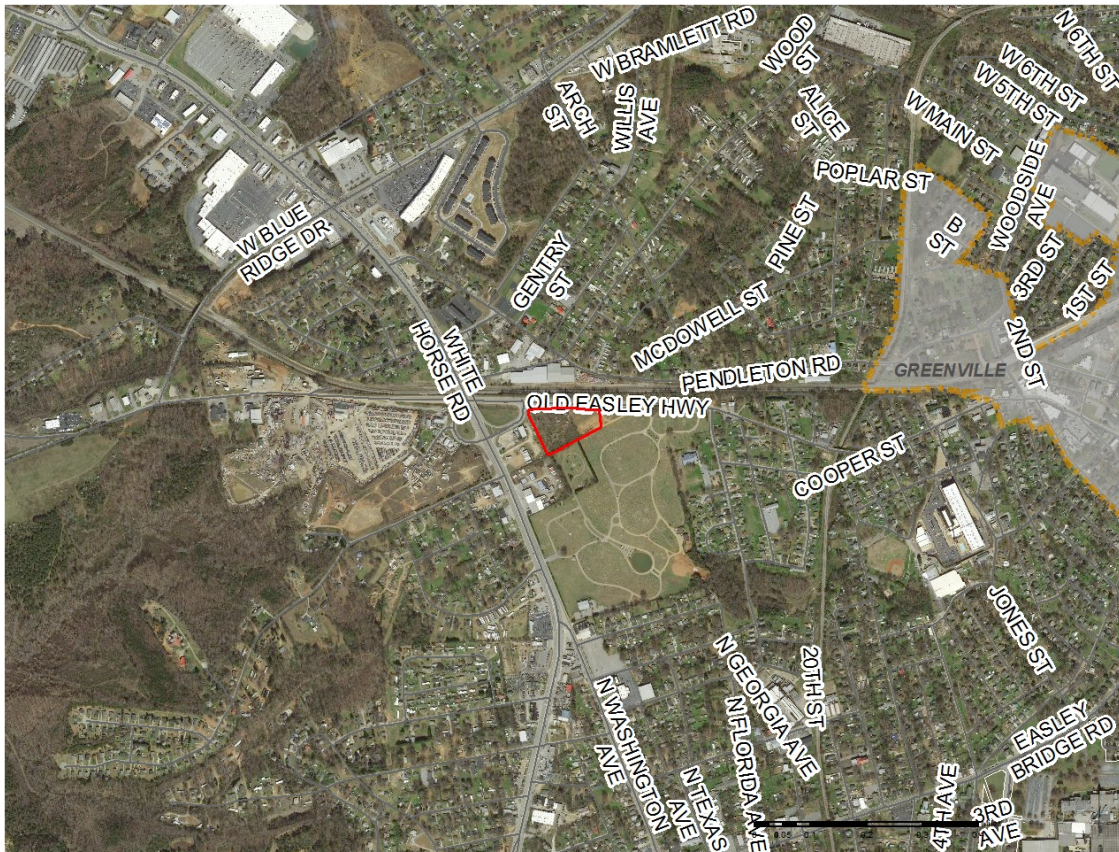
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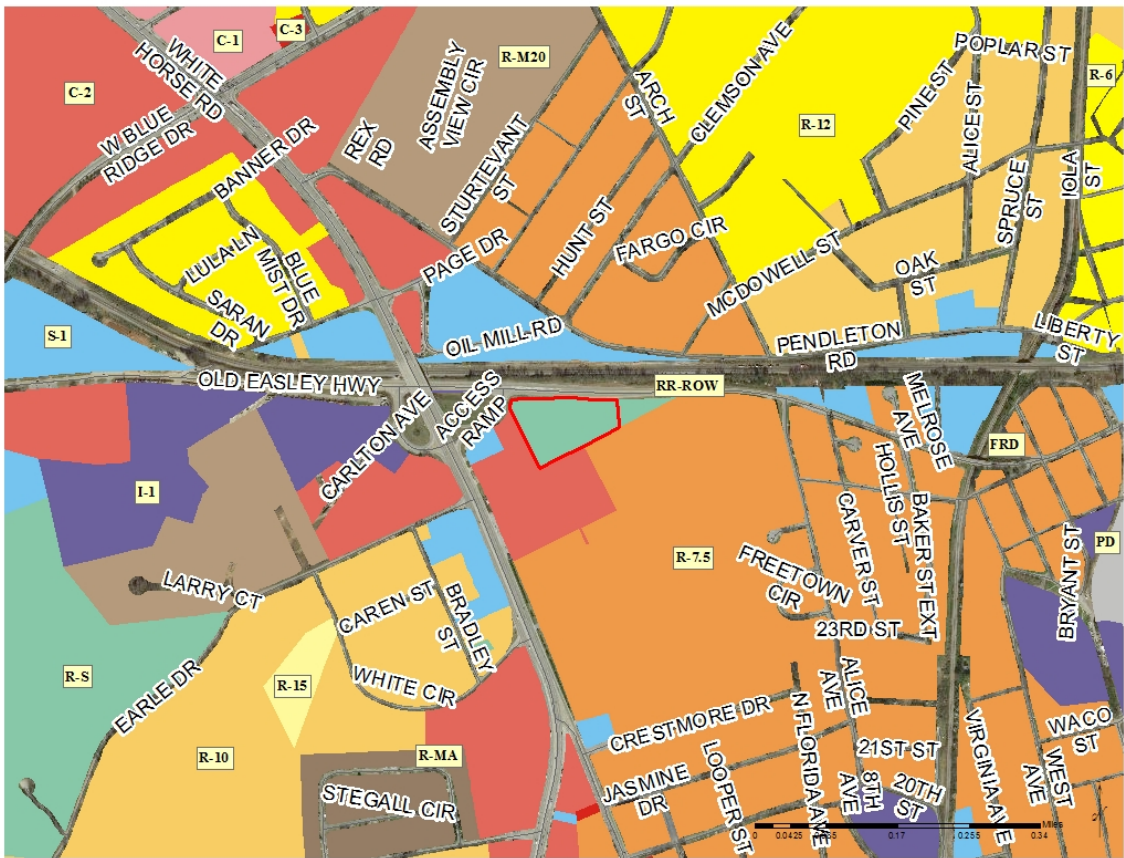
CONCLUSION:

The subject site is located off of Old Easley Highway, a five-lane arterial road. The Imagine Greenville Comprehensive Plan recommends Residential Land Use, but no residential land use is present. Staff is of the opinion the requested rezoning to S-1, Services for the use to make concrete products would not be appropriate based on its close proximity to the cemetery. Staff also has concerns that some of the uses permitted in S-1 would not be appropriate for the abutting land use and may have a negative impact on the area.

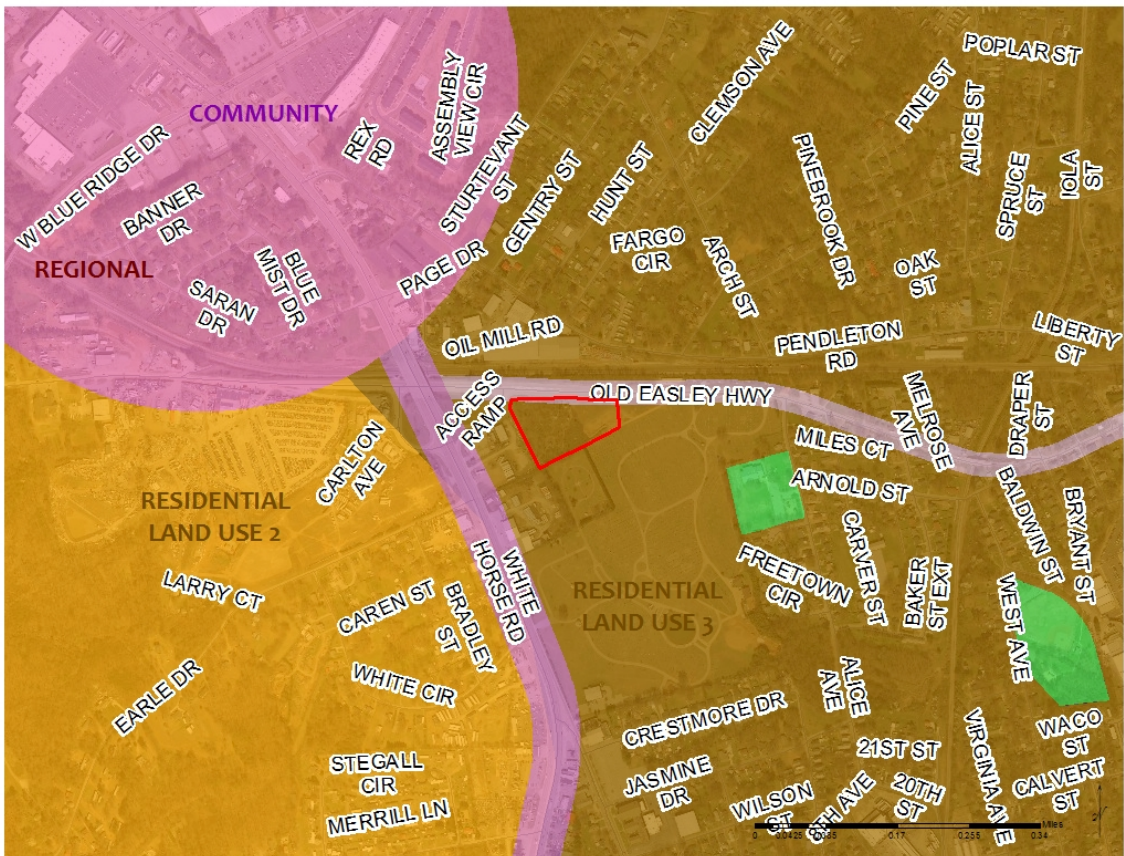
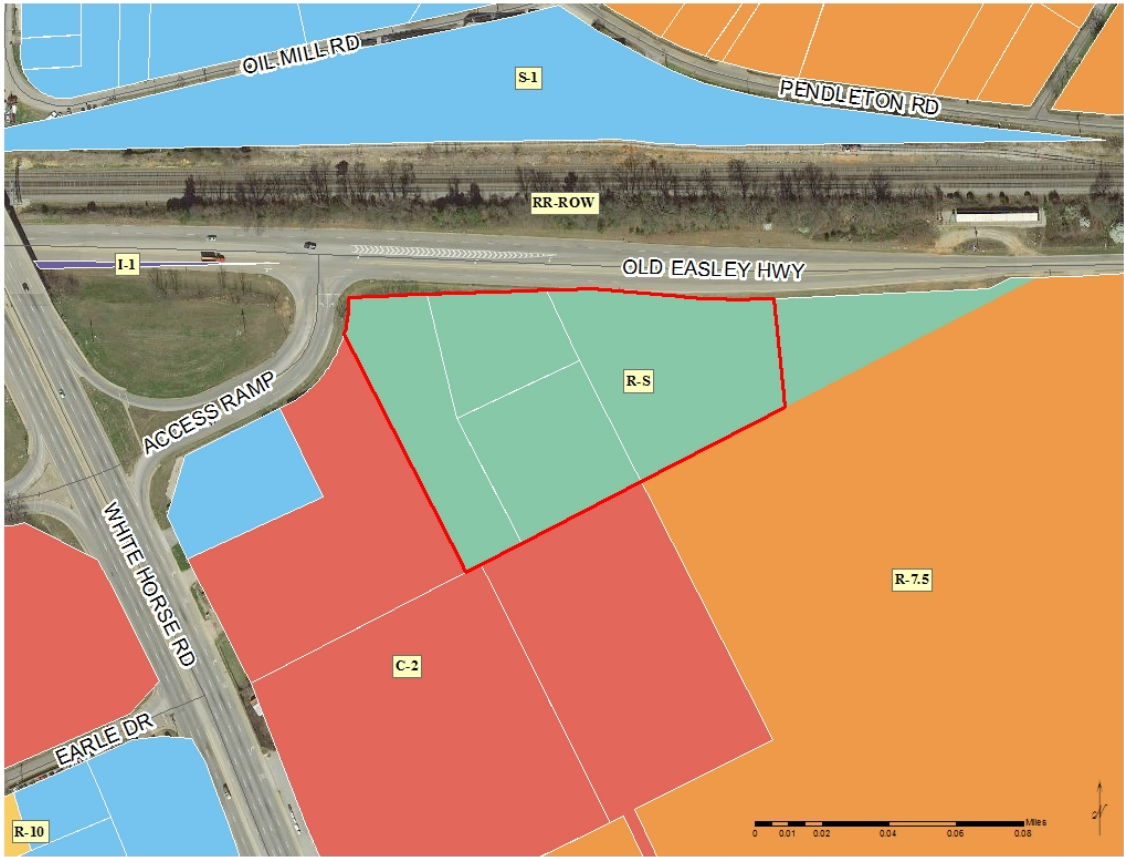
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Aerial Photography, 2018



Zoning Map



Future Land Use Map