

Zoning Docket from May 20, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-35	Richard G. Long, JRL Real Estate, LLC for Jerry C. Long AD Asbury Road 0400000107401 R-MA, Multifamily Residential and C-2, Commercial to I-1, Industrial	25	Approval	Approval 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"> • Would be a place for people to park their RVs and trucks • Fenced in – people would come and drop in • There would be no structures on the site • It would have a gravel parking lot <p><u>Speakers Against:</u></p> <p>None</p> <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 parcel is part of the South Greenville Area Plan, designated for a future land use of Suburban Residential. The Suburban Residential land use represents typical single-family subdivisions that are regularly found in a suburban area, usually with public water and sewer and between three to four units per acre. This parcel abuts a railroad, located to the west of the parcel. Floodplain is not present on the property. Currently, the Route 10 bus serves the area that the parcel is located in. When the route changes, per the Comprehensive Operations Analysis, Route 10 will continue to serve this area.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-MA, Multifamily Residential and C-2, Commercial, is 2.1 acres of property located on AD Asbury Road approximately 0.88 miles northeast of the intersection of White Horse Road and Donaldson Road. The parcel has approximately 450 feet of frontage along AD Asbury Road. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states the proposed land use is for storage of boats and RVs.</p> <p>CONCLUSION:</p> <p>The site is surrounded by service and commercial zoning. It is also located near SC-TAC (South Carolina Technology and Aviation Center). The subject site is located within an area that has predominately service and industrial zoning and land uses. Staff is of the opinion the requested rezoning to I-1, Industrial is appropriate based off surrounding zoning and land uses in this area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to I-1, Industrial.</p>					

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APPLICANT: Richard G. Long, JRL Real Estate, LLC for Jerry C. Long

PROPERTY LOCATION: AD Asbury Road

PIN/TMS#(s): 0400000107401

EXISTING ZONING: R-MA, Multifamily Residential and C-2, Commercial

REQUESTED ZONING: I-1, Industrial

ACREAGE: 2.1

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned both R-MA, Multifamily residential and C-2, Commercial in May 1971, as part of Area 2.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2 and S-1	service garage, restaurant and trucking company
East	C-2	church
South	C-2 and S-1	warehouse
West	S-1	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Suburban Residential*, which prescribes 3 to 4 units per acre.

ROADS: AD Asbury Road: three-lane State-maintained local.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Donaldson Road	1,060' NE	4,400	4,300 -2.3%	6,400 +48.8%

ANALYSIS:

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CONCLUSION:

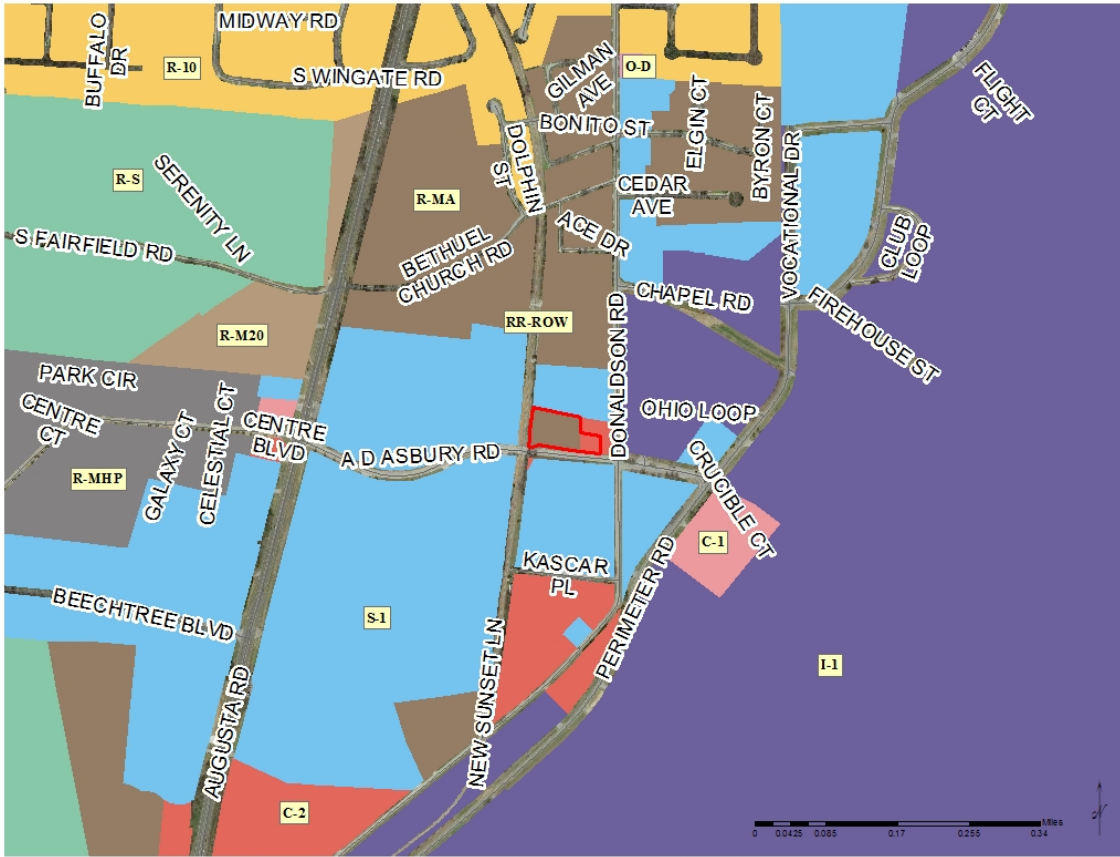
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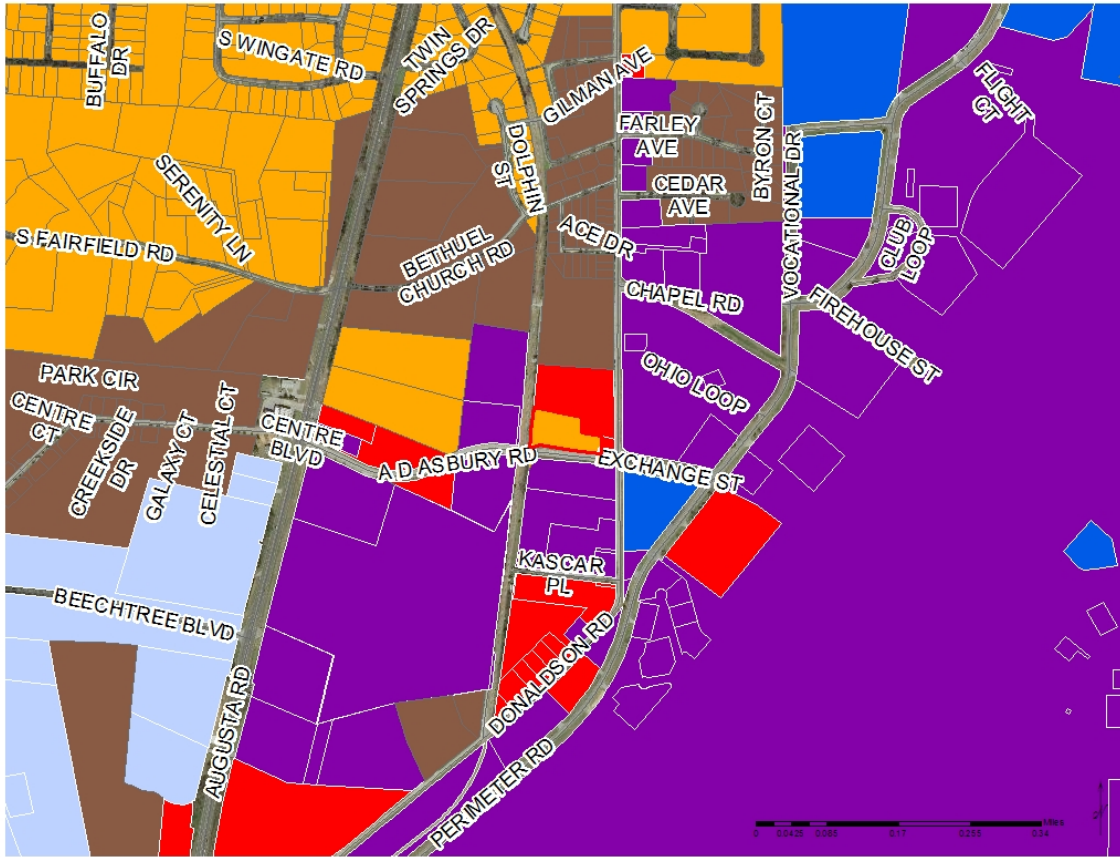
Aerial Photography, 2018












Zoning Map





South Greenville Area Plan, Future Land Use Map

Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)