

Zoning Docket from May 20, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-36	Stanley E. McLeod for Raymond Mark Cox 114 Dusty Lane 0548020100704 (portion) R-S, Residential Suburban to C-3, Commercial	27	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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • This is a small part of the land • Straightens the property line up • Other, larger portion of property previously approved last year <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Resident <ul style="list-style-type: none"> • Building is inevitable • Has issues with the aesthetics and design of it • Traffic concerns 2) Resident <ul style="list-style-type: none"> • Majority of site already C-3 • Dusty Lane should be widened because it's too small and should be made perpendicular to Woodruff Road • Concerned about safety • Concerned about U-turns into Townes at Five Forks 3) Resident <ul style="list-style-type: none"> • Already three car washes in the area <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 29 Petitions 15 Emails</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject parcel is designated in the Imagine Greenville Comprehensive Plan as Residential Land Use 2, which prescribes 3 to 6 units per acre. However, the front portion of this property also falls within a Community Corridor. Community Corridors contain near-balances of residential and nonresidential uses. Roads along these corridors are typically three lanes in width and have signals at most intersections. Floodplain is not present on this parcel. Additionally, there are no transit services located in this area.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-S, Residential Suburban, is 0.14 acres of property located on Dusty Lane approximately 0.7 miles east of the intersection of Batesville Road and Woodruff Road. The parcel has approximately 70 feet of frontage along Dusty Lane. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for a new upscale car wash.</p> <p>CONCLUSION:</p> <p>The subject site is located at the corner of Dusty Lane and Woodruff Road. A portion of the parcel is already zoned C-3, Commercial and is located along a Community Corridor which has a balance of residential and non-residential uses. While there is single-family residential zoning surrounding the</p>					

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site, there is only residential land use to the east and south of the site, with a fire station to the north and a library and dental office to the west. Staff is of the opinion the requested zoning of a portion of the parcel that connects with the existing C-3, Commercial is appropriate. The requested zoning is also consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.

DOCKET NUMBER: CZ-2019-36

APPLICANT: Stanley E. McLeod for Raymond Mark Cox

PROPERTY LOCATION: 114 Dusty Lane

PIN/TMS#(s): 0548020100704 (portion)

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.14

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1991, as part of Area 7. A portion of parcel 0548020100704 had a successful C-3, Commercial zoning request in 2018, CZ-2018-06.

EXISTING LAND USE: single-family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	fire station
East	R-S	vacant wooded land
South	R-7.5	single-family residential
West	R-S and C-1	library and dental office

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro 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: Dusty Lane: two-lane County-maintained local road.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Woodruff Road	1,060' W	17,400	18,500 +6.3%	22,300 +20.5%

ANALYSIS: The subject parcel is designated in the Imagine Greenville Comprehensive Plan as *Residential Land Use 2*, which prescribes 3 to 6 units per acre. However, the front portion of this property also falls within a *Community Corridor*. *Community Corridors* contain near-balances of residential and nonresidential uses. Roads along these corridors are typically three lanes in width and have signals at most intersections. Floodplain is not present on this parcel. Additionally, there are no transit services located in this area.

SUMMARY:

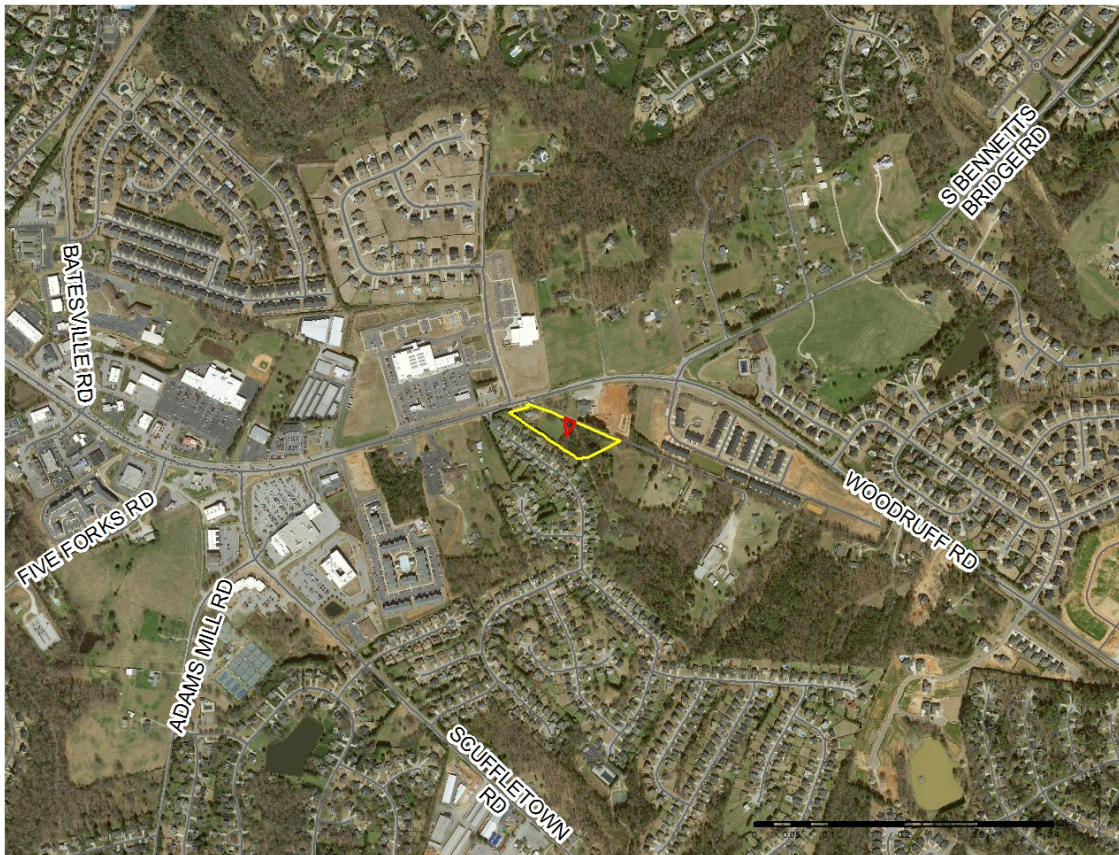
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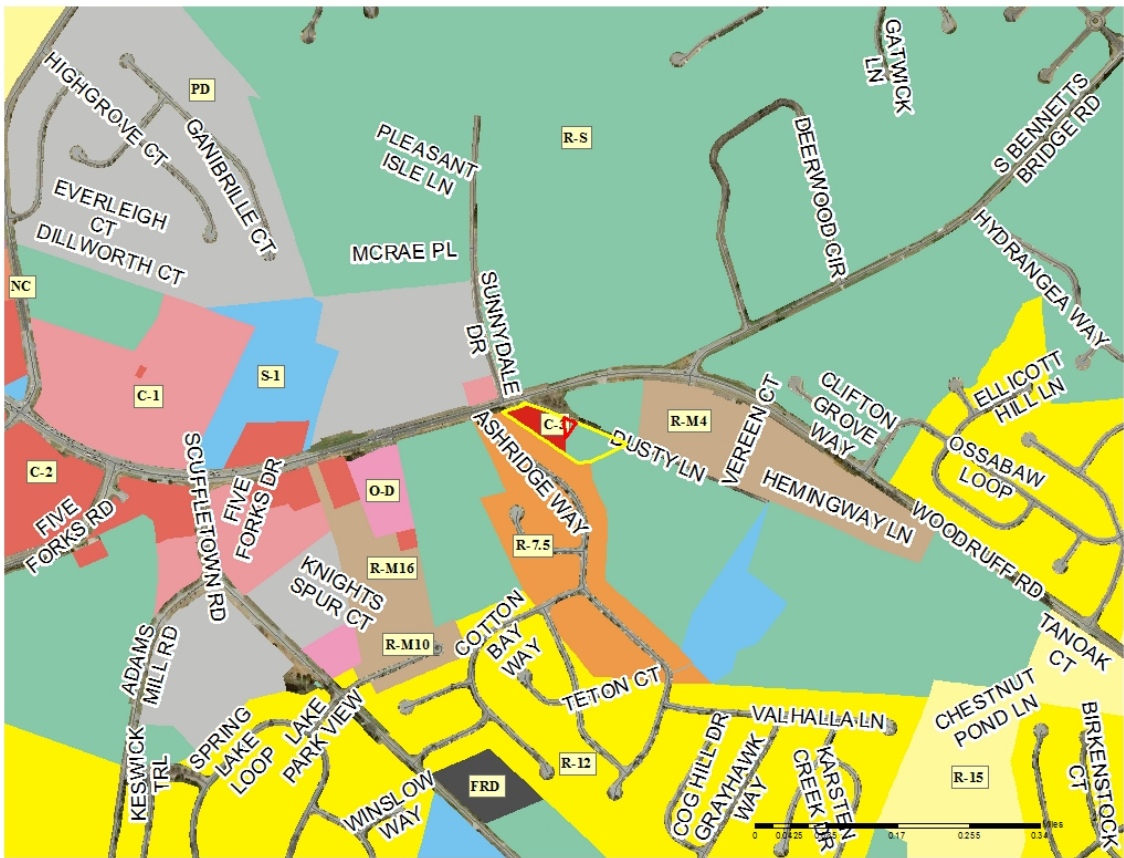
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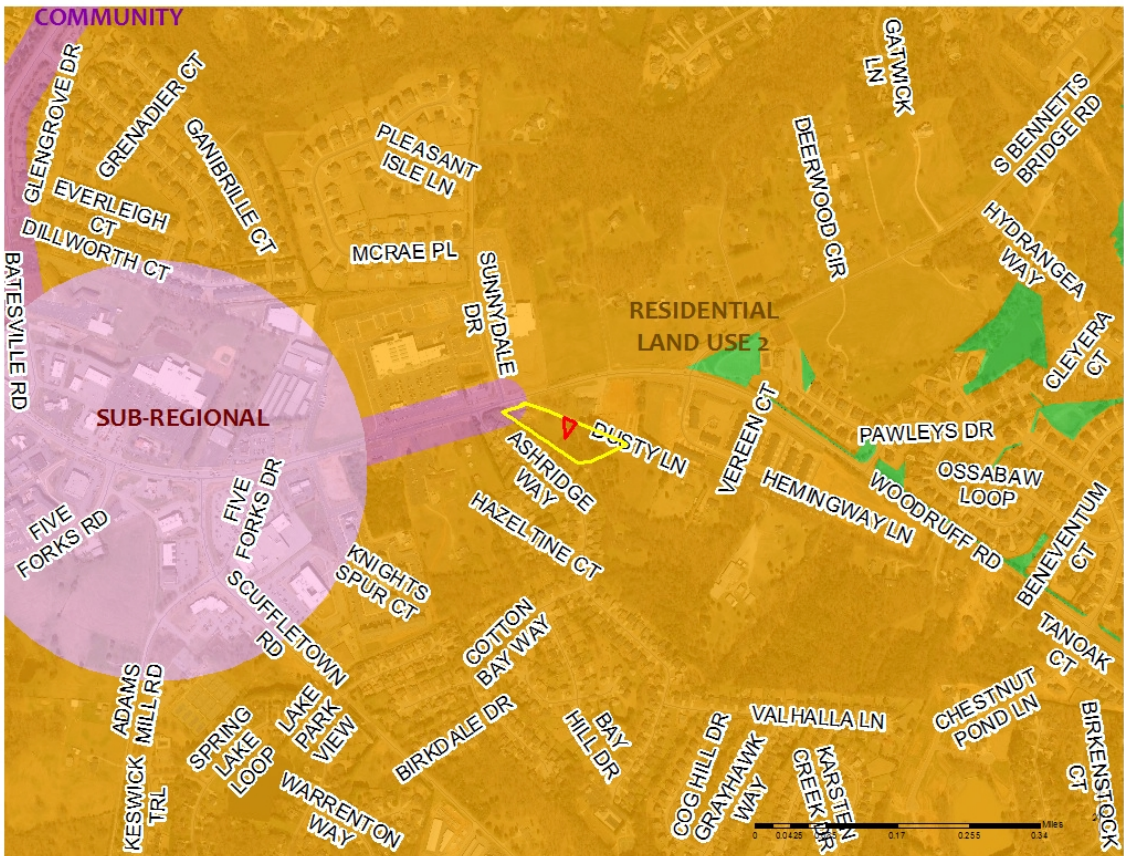
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Aerial Photography, 2018



Zoning Map



Future Land Use Map