

**ZONING DOCKETS FROM JANUARY 22, 2014 GCPC MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2014-5</b>	George Zimmerman Piedmont Highway R-7.5 to S-1 WG08000100300	25	Approval	Approval		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 13, 2014 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against</u> None</p>					Petition/Letter  For – None  Against – None
<b>Staff Report</b>	<p>The subject property is an undeveloped parcel of land located on the west side of Piedmont Highway. The properties to the north and south are both undeveloped as well. The Official Zoning Map shows that many of the abutting and neighboring properties on the west side of Piedmont Highway (and beyond) are already non-residentially-zoned (C-2, S-1, and I-1). Furthermore, the Regional Corridor future land use classification of the Imagine Greenville Comprehensive Plan is consistent with the S-1 district. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. Many of the properties on the east side of Piedmont Highway are residentially-zoned (R-7.5), including Lakeside Park, which represents a very large area east of the subject site. Many of these properties, including Lakeside Park, are much lower in ground elevation than the subject property, and in staff's opinion would not be impacted by the rezoning to S-1. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-7.5 district to the S-1 district.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2014-5

**APPLICANT:** George Zimmerman

**PROPERTY LOCATION:** Piedmont Highway

**PIN/TMS#(s):** WG08000100300

**EXISTING ZONING:** R-7.5, Single-Family Residential

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

**ACREAGE:** 1.4 acres

**COUNCIL DISTRICT:** 25 – Gibson

**ZONING HISTORY:** The parcel was originally zoned R-S in May of 1971 (Area 2)

**EXISTING LAND USE:** Vacant lot/undeveloped

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	C-2	Undeveloped land, rezoned to C-2 in 1976 (CZ-1976-005)
East	R-7.5	Right-of-way for Piedmont Highway; then farther east is a park (Lakeside Park)
South	S-1	Undeveloped land, rezoned to S-1 in 1994 (CZ-1994-102)
West	I-1	Railroad right-of-way; then farther west is a truck terminal

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Gantt Sewer and Police Department

**IMAGINE GREENVILLE PLAN:** Regional Corridor

**ROADS:** Piedmont Highway: 4-lane State-maintained arterial

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Davis Road in 2012, approximately 390 feet east of the intersection of Davis Road and Piedmont Highway. The station counted 800 average daily traffic trips, which represented a 6.6% change (increase) from the previous year, but an overall decrease of 11.11% over the last five (5) years.

## **SUMMARY**

The subject property is an undeveloped parcel of land located on the west side of Piedmont Highway. The properties to the north and south are both undeveloped as well. All parcels on the west side of Piedmont Highway (near the subject property) are non-residentially zoned (e.g., I-1, S-1, C-2), except for two (2) parcels located approximately a half-mile north of the subject property. These parcels are zoned R-MA. Many of the properties on the east side of Piedmont Highway are residentially-zoned (R-7.5), including Lakeside Park, which represents a very large area east of the subject site. Many of these properties, including Lakeside Park, are much lower in ground elevation than the subject property.

The purpose and intent of the S-1 zoning district is to provide a transition between commercial and industrial districts by allowing commercial uses that are service related or involve light industry having minimal effect on adjoining properties. The following are examples of permitted uses: Institutional dry cleaning, commercial and industrial gas sales, kennels (outside runs), pest/insect control businesses, and photo processing production. If this rezoning application is approved, the subject property would abut S-1 zoned property (to the south) and C-2 zoned property (to the north).

## **CONCLUSION**

The subject property is an undeveloped parcel of land located on the west side of Piedmont Highway. The properties to the north and south are both undeveloped as well. The Official Zoning Map shows that many of the abutting and neighboring properties on the west side of Piedmont Highway (and beyond) are already non-residentially-zoned (C-2, S-1, and I-1). Furthermore, the Regional Corridor future land use classification of the Imagine Greenville Comprehensive Plan is consistent with the S-1 district. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. Many of the properties on the east side of Piedmont Highway are residentially-zoned (R-7.5), including Lakeside Park, which represents a very large area east of the subject site. Many of these properties, including Lakeside Park, are much lower in ground elevation than the subject property, and in staff's opinion would not be impacted by the rezoning to S-1. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-7.5 district to the S-1 district. The Planning Commission recommends approval of the request.

