

ZONING DOCKETS FROM JANUARY 22, 2014 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-3	C. Richard Stewart St. Clair Street and Hampton Avenue Extension R-7.5 to I-1 0140000201000, 0140000200900, 0140000201200, 0140000201100, 0140000201400, and 0140000201300	23	Approval	Aproval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2014 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. C. Richard Stewart, representing the property owner, spoke on behalf of the project, explaining his client thought all the properties in the area were industrially-zoned, and that this request is intended to expand the metal storage yard. 2. The property owner, Bobby Norris mentioned that his business is to process scrap metal. <p><u>Speakers Against:</u> None</p>					<p>Petition/Letter</p> <p>For: None</p> <p>Against: None</p>
Staff Report	<p>This rezoning request involves six (6) separate parcels that form a pentagram-shaped piece of property. The parcels are located within an area of the County that was once an incorporated municipality – City View. While unconfirmed, it is believed that many of the subject parcels had been developed in the past with residences, and therefore, were assigned residential zoning by the County after City View was dissolved.</p> <p>The subject property is currently being used as a place for outdoor industrial storage, which is not a permitted use in the R-7.5 zoning district. From surveying historical aerial photographs of the subject property, staff has concluded that the outdoor storage activity currently being conducted from the site has only recently begun (within the last 10 years). Outdoor storage is permitted in the I-1 district.</p> <p>With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the I-1 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. The Residential Land Use 3 future land use classification is inconsistent with the I-1 district. However, it should be noted that the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land. The Official Zoning Map shows that many of the abutting and neighboring properties on the west side of Hampton Avenue (and beyond) are already zoned I-1. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-7.5 district to the I-1 district.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-3

APPLICANT: C. Richard Stewart

PROPERTY LOCATION: St. Clair Street and Hampton Avenue Extension

PIN/TMS#(s): 0140000201000, 0140000200900, 0140000201200, 0140000201100, 0140000201400 and 0140000201300

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: I-1, Industrial

ACREAGE: 1.25 acres

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was originally zoned R-7.5 in April 1972 (Area 3)

EXISTING LAND USE: Industrial storage

AREA CHARACTERISTICS:

	Zoning	Land Use
Northeast	I-1	Developed industrial land (storage yard)
Northwest	I-1	Alley right-of-way; then farther west is developed industrial land (storage yard)
East	R-7.5	Right-of-way for Hampton Avenue Extension; then farther east is developed residential land (single-family houses)
South	R-7.5	Developed industrial land (storage yard)
West	I-1	Developed industrial land (storage yard)

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer and Fire Sub District

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: Hampton Avenue Extension: 2-lane State-maintained local road
St. Clair Street: 2-lane, County-maintained local road

TRAFFIC IMPACT: Traffic generated from the site should remain the same. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Hampton Avenue in 2012, approximately 1280 feet southeast of the subject site. The station counted 1,200 average daily traffic trips, which

represented a 26.31% change (increase) from the previous year, but an overall decrease of 4% over the last five (5) years.

SUMMARY

This rezoning request involves six (6) separate parcels located on the west side of Hampton Avenue Extension and St. Clair Street. All parcels, which form this pentangular-shaped piece of property, are zoned R-7.5, owned by the same property owner, and appear to be utilized for the outdoor storage area of the business located at 1325 Hampton Avenue (TM# 0140000200100).

It should be noted that the subject property is located in a unique area of the County known as City View. City View was once a small incorporated municipality that recently dissolved itself (within the last 20 years). The R-7.5-zoned parcels may have contained residences when the City was “unincorporated” and therefore, were assigned residential zoning classification. However, with respect to the outdoor storage use currently being conducted on-site, a historic review of aerial photography over the last 20 years reveals that most of the parcels had remained vacant up from 1997 until the 2000s. Outdoor industrial storage is not permitted in the R-7.5 district.

If this request for rezoning is approved, all but one (1) parcel on the west side of Hampton Avenue Extension and St. Clair Street would be zoned I-1. The I-1 district was established as a district for manufacturing plants, assembly plants, and warehouses. The following are examples of permitted uses, including but not limited to the following: Junkyards with special exception, group industrial development, and industrial uses.

CONCLUSION

This rezoning request involves six (6) separate parcels that form a pentangular-shaped piece of property. The parcels are located within an area of the County that was once an incorporated municipality – City View. While unconfirmed, it is believed that many of the subject parcels had been developed in the past with residences, and therefore, were assigned residential zoning by the County after City View was dissolved.

The subject property is currently being used as a place for outdoor industrial storage, which is not a permitted use in the R-7.5 zoning district. From surveying historical aerial photographs of the subject property, staff has concluded that the outdoor storage activity currently being conducted from the site has only recently begun (within the last 10 years). Outdoor storage is permitted in the I-1 district.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the I-1 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. The Residential Land Use 3 future land use classification is inconsistent with the I-1 district. However, it should be noted that the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land. The Official Zoning Map shows that many of the abutting and neighboring properties on the west side of Hampton Avenue (and beyond) are already zoned I-1. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-7.5 district to the I-1 district. The Planning Commission recommends approval of the request.

