

**ZONING DOCKETS FROM MARCH 26, 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-2014-7</b>	Brent Edgerton and Jenny Hawkins 319 E. Warehouse Court, Taylors, SC 29687 P015040100405 I-1 to S-1	20	Denial	Denial 2-26-14  Approval 3-26-14	Return to the Planning Commission to reconsider 3-10-14	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 17, 2014 were:</b></p> <p><u>Speakers For:</u> Jenny Hawkins, property owner. Looking to sell the property to a prospective client, a landscaping company. Doesn't have buyer, would like to.</p> <p><u>Speakers Against:</u> None</p>					<p><b>Petition/Letter</b></p> <p>For - None</p> <p>Against - None</p>
<b>Staff Report</b>	<p>The subject property is located on the west side of East Warehouse Court within a predominately industrial area of the county. The Official Zoning Map shows that an overwhelming majority of the parcels located on the west side of East Warehouse Court are zoned I-1; rezoning from I-1 to S-1 on that side of the roadway would represent a significant deviation.</p> <p>The subject parcel is nestled between an unfinished railroad spur and existing railroad tracks, both of which are owned by The Atlanta and Charlotte Air Line Railway Company. The undeveloped land directly to the east of the subject site is owned by Greenville County. Staff acknowledges the importance of retaining industrial land uses, particularly in areas along railroad tracks where much planning and investment was made in order for businesses to benefit from the costly infrastructure. In these instances, it is staff's opinion the highest and best use of the property is more accomplished with the industrial zoning classification, more so, than converting to a less intense classification. Therefore, based on these reasons, staff recommends denial of the application to rezone from the I-1 district to the S-1 district.</p>					
<b>P and D</b>	<p>On March 10, 2014 the Planning and Development Committee referred the item back to the Planning Commission for reconsideration. The discussion at the Committee was focused on other services providers within the surrounding area.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2014-7

**APPLICANT:** Brent Edgerton and Jenny Hawkins

**PROPERTY LOCATION:** 319 East Warehouse Court

**PIN/TMS#(s):** P015040100405

**EXISTING ZONING:** I-1, Industrial

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

**ACREAGE:** 0.965

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned I-1 in May of 1970 (Area 1)

**EXISTING LAND USE:** Industrial

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	I-1	Railroad right-of-way (owned by The Atlanta and Charlotte Air Line Railway Company), then farther north is right-of-way for Rutherford Road
South	I-1	Railroad spur (absent of railroad tracks - owned by The Atlanta and Charlotte Air Line Railway Company), then farther south is developed industrial land; still farther south is right-of-way for East Warehouse Ct; still farther south is partially developed property zoned S-1, Services
East	Unzoned	Undeveloped land owned by Greenville County
West	I-1	Railroad right-of-way (owned by The Atlanta and Charlotte Air Line Railway Company); then farther west is right-of-way for Rutherford Road

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District - No sanitary sewer available

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3

**ROADS:** East Warehouse Ct: 2-lane State-maintained minor arterial

**TRAFFIC IMPACT:**

Traffic generated from the site is expected to remain the same. No traffic count station was found in the immediate area. The closest traffic county was conducted on Rutherford Road in 2012, approximately 2,100 feet northeast of the subject site. The station counted 13,300 average daily traffic trips, representing a 6.4% change (increase) from the previous year, but an overall decrease of 2.2% over the last five (5) years. A different traffic count was conducted on West Warehouse Court in 2012, approximately a mile southwest of the subject site. The station counted 1,250 average daily traffic trips, representing a 13.63% change (increase) from the previous year and a 4.16% increase over the last five (5) years.

**SUMMARY**

The property is zoned I-1, a district established for manufacturing plants, assembly plants, and warehouses. This request is to rezone to S-1, Services, a district established 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 subject property is a nonconforming parcel located on the west side of East Warehouse Court. The parcel does not have frontage on any right-of-way; however, access to the property has been granted pursuant to a nonexclusive private roadway easement for ingress and egress to East Warehouse Court dated March 21, 1979 (recorded on July 31, 1979).

**CONCLUSION**

The subject property is located on the west side of East Warehouse Court within a predominately industrial area of the county. The Official Zoning Map shows that an overwhelming majority of the parcels located on the west side of East Warehouse Court are zoned I-1; rezoning from I-1 to S-1 on that side of the roadway would represent a significant deviation.

The subject parcel is nestled between an unfinished railroad spur and existing railroad tracks, both of which are owned by The Atlanta and Charlotte Air Line Railway Company. The undeveloped land directly to the east of the subject site is owned by Greenville County. Staff acknowledges the importance of retaining industrial land uses, particularly in areas along railroad tracks where much planning and investment was made in order for businesses to benefit from the costly infrastructure. In these instances, it is staff's opinion the highest and best use of the property is more accomplished with the industrial zoning classification, more so, than converting to a less intense classification. Therefore, based on these reasons, staff recommends denial of the application to rezone from the I-1 district to the S-1 district. The Planning Commission recommended denial.

