

**Zoning Docket from September 14, 2015 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-59	Robert Howell for Oceana Rapid, LLC 1320 Hampton Ave Ext. 0139000100100 I-1, Industrial District To S-1, Services District	23	Approval	Approval	Held 10/5/15	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 17, 2015 were:</b></p> <p><u>Speakers For:</u></p> <p>1.) Applicant</p> <ul style="list-style-type: none"> <li>• Old Textile building</li> <li>• Vacant for the last 5 years</li> <li>• Make building more community oriented, indoor recreation, artist studios fitness centers, dance studios</li> <li>• Using existing structure for new uses</li> </ul> <p>2.) Stakeholder</p> <ul style="list-style-type: none"> <li>• Positive addition</li> <li>• Help revitalize the area</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings had previously before staff meeting.</b> August 12, 2015 – staff met with applicant to review options based on intended direction.</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p>The subject property is 5.7 acres of asphalt and warehouse property located south of Old Buncombe Road and Pete Hollis Blvd intersection. The property is also located northwest of Pete Hollis Blvd and Rutherford Street intersection. The property is located between Southern Railway Co. and Seaboard Coast Line Railroad. Approximately 275 feet of frontage exists along Hampton Ave Ext and 350 feet of frontage exists along Cedar Lane Ct.</p> <p>It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The proposal is consistent with the future land use designation in the county comprehensive plan. The historical use of the property is consistent with S-1. A potential connection to the Swamp Rabbit Trail is on the north side of the subject parcel.</p> <p>The applicant did not identify their proposed use for this property in the application.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2015-59

**APPLICANT:** Robert Howell for Oceana Rapid, LLC

**PROPERTY LOCATION:** 1320 Hampton Ave Ext.

**PIN/TMS#(s):** 0139000100100

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

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

**ACREAGE:** 5.7

**COUNCIL DISTRICT:** 23 - Norris

**ZONING HISTORY:** The parcel was zoned I-1, in April 1972 as part of Area 3.

**EXISTING LAND USE:** warehouse, unoccupied

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	manufacturing
East	I-1	industrial buildings/manufacturing
South	I-1, R-7.5	church (Mt. Moriah Holiness), vacant land, single-family residential
West	I-1, C-2, R-7.5	scrap yard, commercial, single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer District

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 3* which is prescribed at 6 or more units per acre.

The subject property is adjacent to a *Neighborhood Corridor*, but lacks direct access. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

**ROADS:** Hampton Ave Ext: two lane, state maintained local  
Cedar Lane Ct: two lane, local maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2010	2012
West Washington Ave	2,800' S	4,200	3,900 (-7.1%)	3,600 (-7.7%)
Old Bleachery Road	2,900' N	3,900	4,400 (12.8%)	4,600 (4.5%)

**SUMMARY:**

The subject property is 5.7 acres containing a vacant warehouse located south of Old Buncombe Road and Pete Hollis Blvd intersection. The property is located between Southern Railway Co. and Seaboard Coast Line Railroad. Approximately 275 feet of frontage exists along Hampton Ave Ext. and 350 feet of frontage exists along Cedar Lane Ct.

The subject property is currently zoned I-1, Industrial District. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

The requested rezoning is S-1, Services District. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

The applicant did not identify their proposed use for this property in the application.

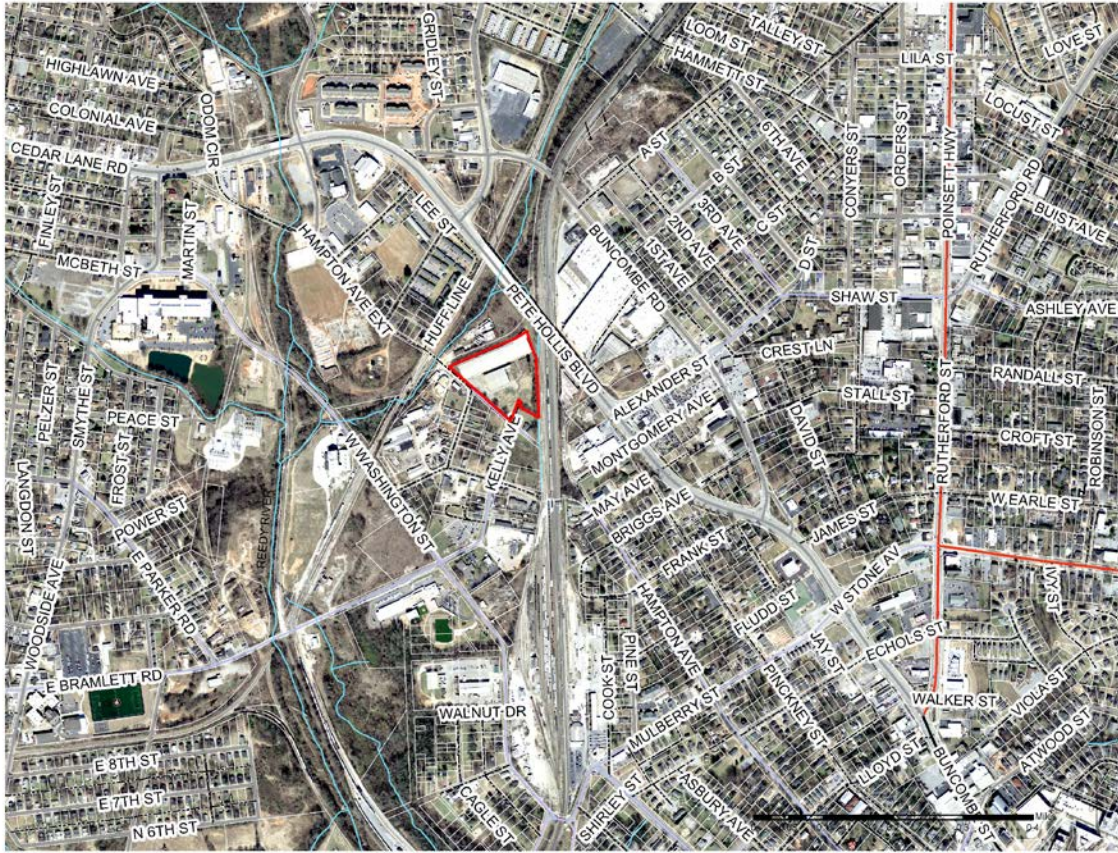
**CONCLUSION:**

It is staff's opinion that this requested rezoning would have little adverse impact on surrounding uses. The historical use of the property is consistent with Services district uses, although the mix of proposed uses stated at the public hearing may attract additional traffic.

A potential connection to the Swamp Rabbit Trail is running along the northern side of the subject parcel. Some of the additional traffic may be in concert to Trail traffic as this site is intended to become a trailhead of sorts.

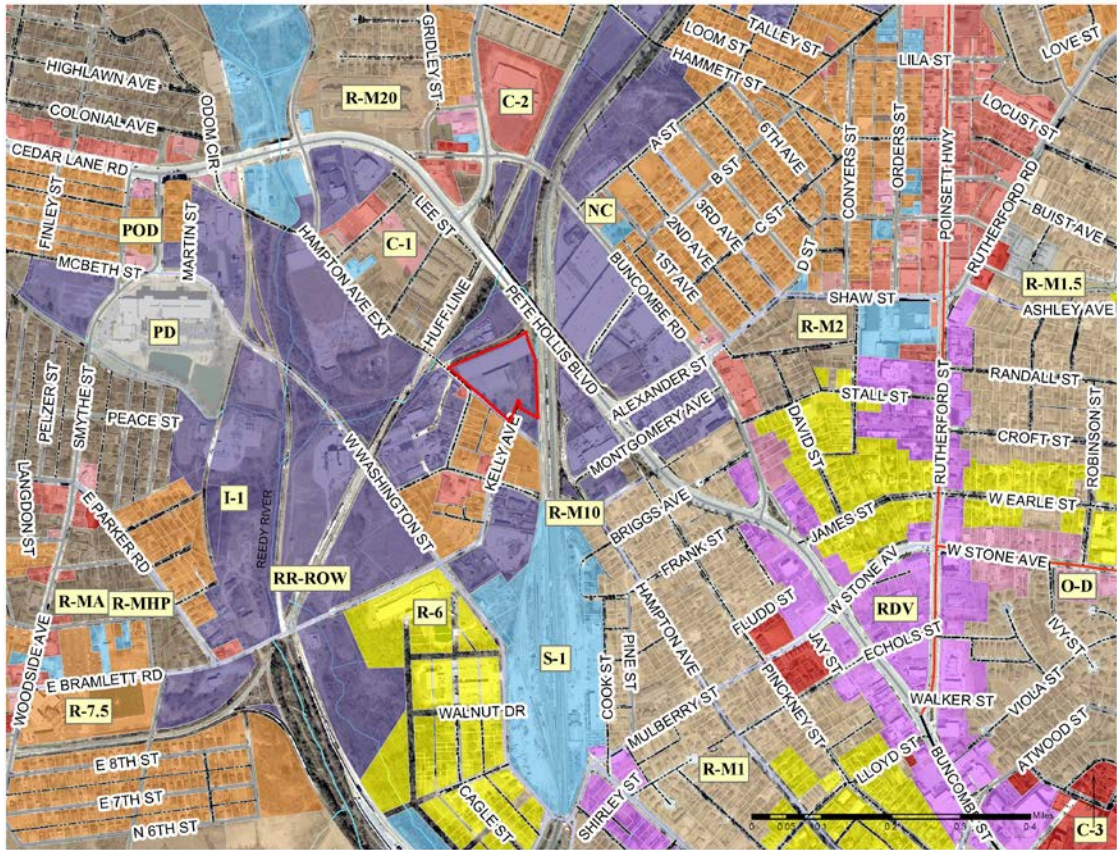
Based on these reasons, staff recommends approval of the application to rezone the subject site from I-1, Industrial to S-1, Services.

**STAFF RECOMMENDATION:** Approval



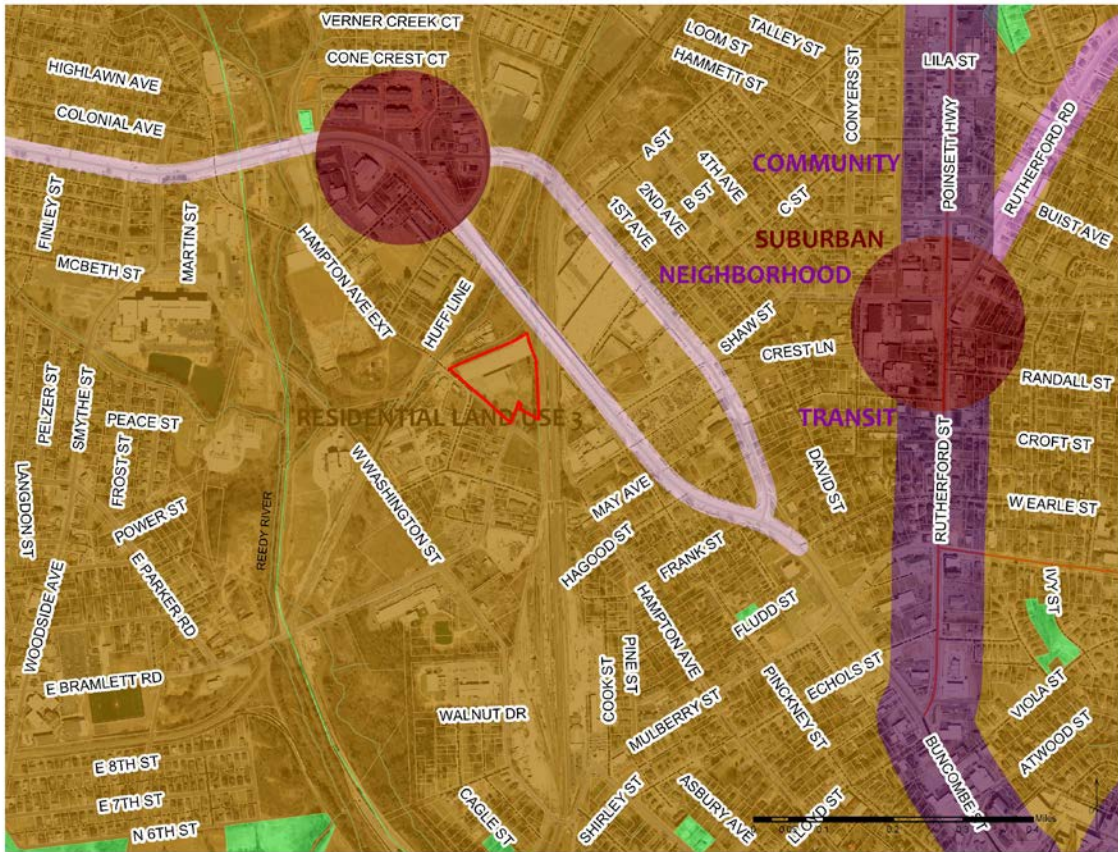
Aerial Photography, 2014





Zoning Map





Future Land Use Map