

Zoning Docket from February 20, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-13	John Earl Shaw 3306 New Easley Highway 0239010100400 (portion) C-2, Commercial to S-1, Services	23	Denial	Denial 2/22/17		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 20, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Garage there since 1996 • Would like to do major work on vehicles, cannot do it with current zoning • He is cleaning up his residential area that he has been cited for by the County <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned about junk cars and debris on property • Concerned about unfinished structure on property • Concerned about set backs • Does not want to create another undesirable area to live <p>2) Resident</p> <ul style="list-style-type: none"> • Worried that this will cause deterioration of the community • Concerned about the environment effects • Not appropriate zoning for this area • Difference between fixing brakes and rebuilding cars <p>3) Resident</p> <ul style="list-style-type: none"> • Quality of life compromised • Cars do not move on lot • Concerned about the lot being large enough to do what the applicant would like to do <p>4) Resident</p> <ul style="list-style-type: none"> • Opposed to rezoning • Poor zoning <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> 3 (In Person)</p> <p><u>Against:</u> 20 (In Person)</p>
Staff Report	<p>The subject parcel zoned C-2, Commercial is 0.55 acres of property located on New Easley Highway approximately 2 miles west of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 120 feet of frontage along New Easley Highway.</p> <p>The applicant is requesting to rezone the property to S-1, Services. The subject site was previously zoned S-1 in 1995 before being rezoned C-2. It is also located along a major arterial road. The properties to the west and east of the subject site are zoned S-1, Services.</p> <p>The applicant states the proposed land use is for a car lot body shop.</p>					

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	<p>The subject site is currently surrounded by a restaurant, church and single-family residences. Staff is of the opinion rezoning this property to S-1, Services would be inconsistent with existing land uses in this area. It is staffs opinion rezoning to S-1, to allow an auto body repair facility would be an obtrusive land use to the community and surrounding residential area.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>
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Planning Report

DOCKET NUMBER: CZ-2017-13
APPLICANT: John Earl Shaw
PROPERTY LOCATION: 3306 New Easley Highway
PIN/TMS#(s): 0239010100400 (portion)
EXISTING ZONING: C-2, Commercial
REQUESTED ZONING: S-1, Services
ACREAGE: 0.55
COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-15, Single-Family Residential in June 1973, as part of Area 4A. There was a successful S-1, Services rezoning request in 1995, CZ-1995-25. There was a successful C-2, Commercial rezoning request in 1996, CZ-1996-63.

EXISTING LAND USE: service garage

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	single-family residential and vacant wooded
East	S-1	church (Cross Point)
South	R-15	single-family residential and vacant wooded
West	S-1	restaurant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Transit Corridor*.

ROADS: New Easley Highway: four-lane State-maintained major arterial
South Valley Lane: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
New Easley Highway	6,500' E	20,700	16,700 -19.3%	20,300 21.6%

SUMMARY:

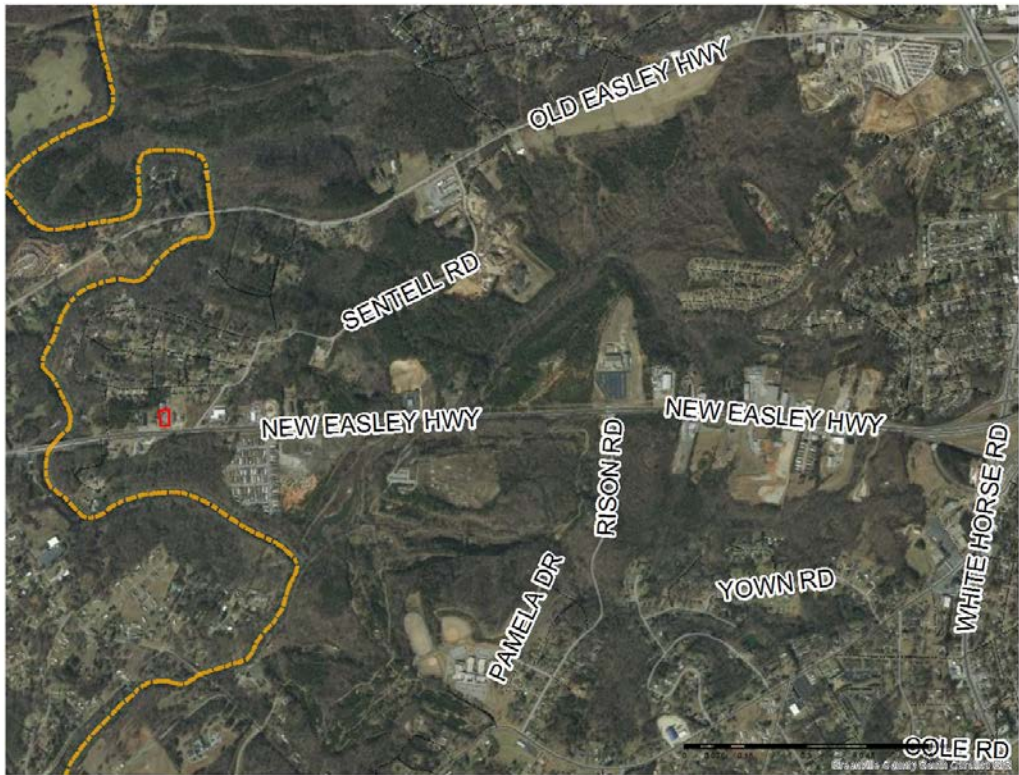
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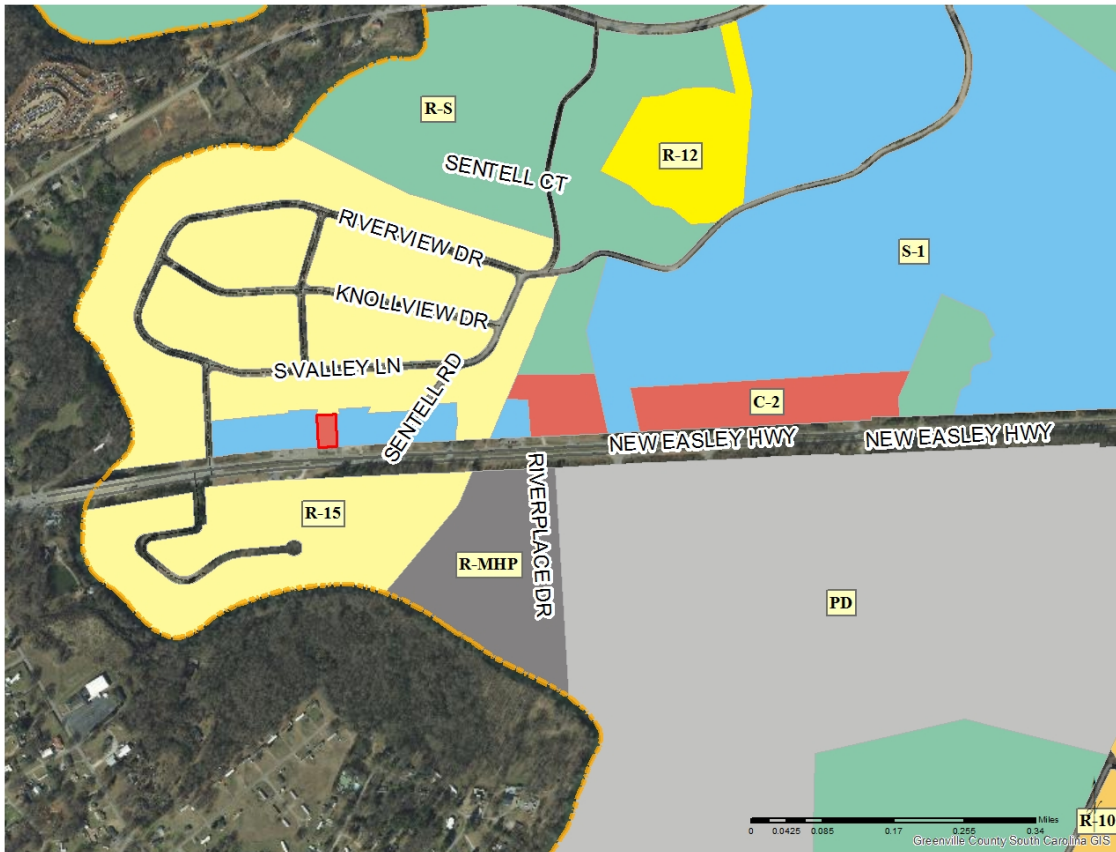
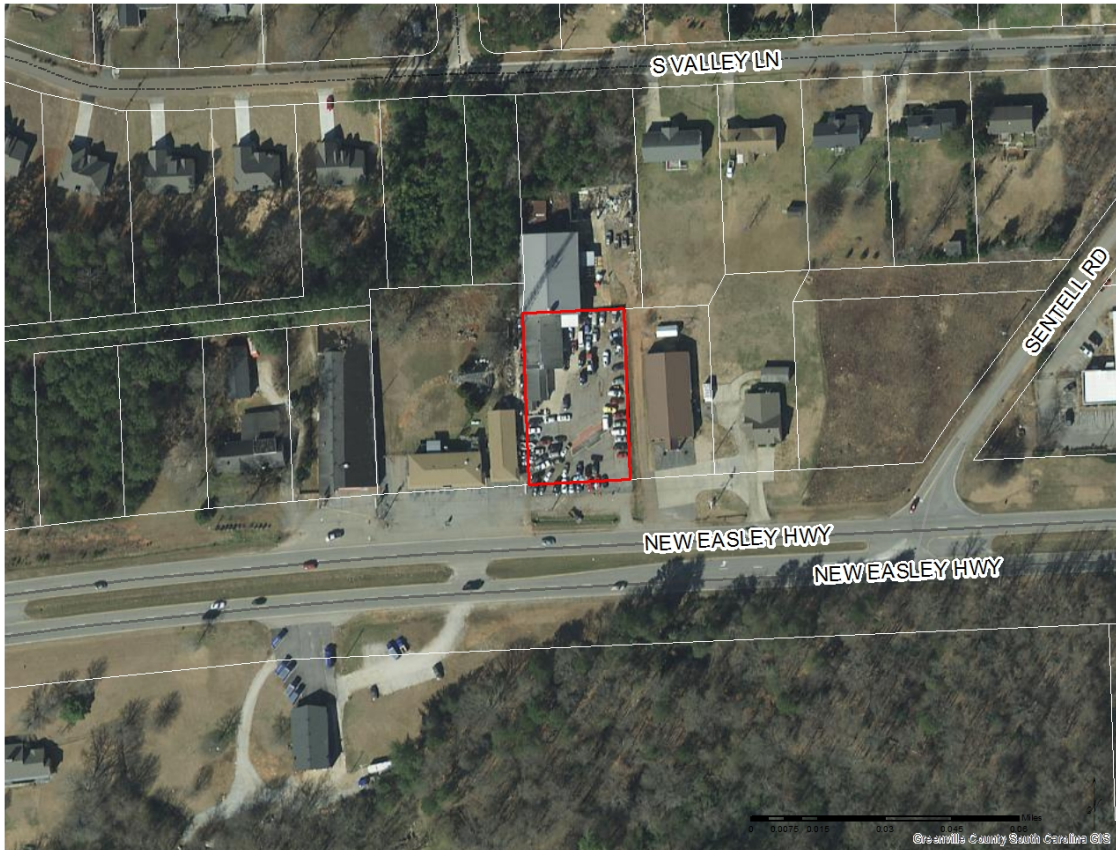
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STAFF RECOMMENDATION:

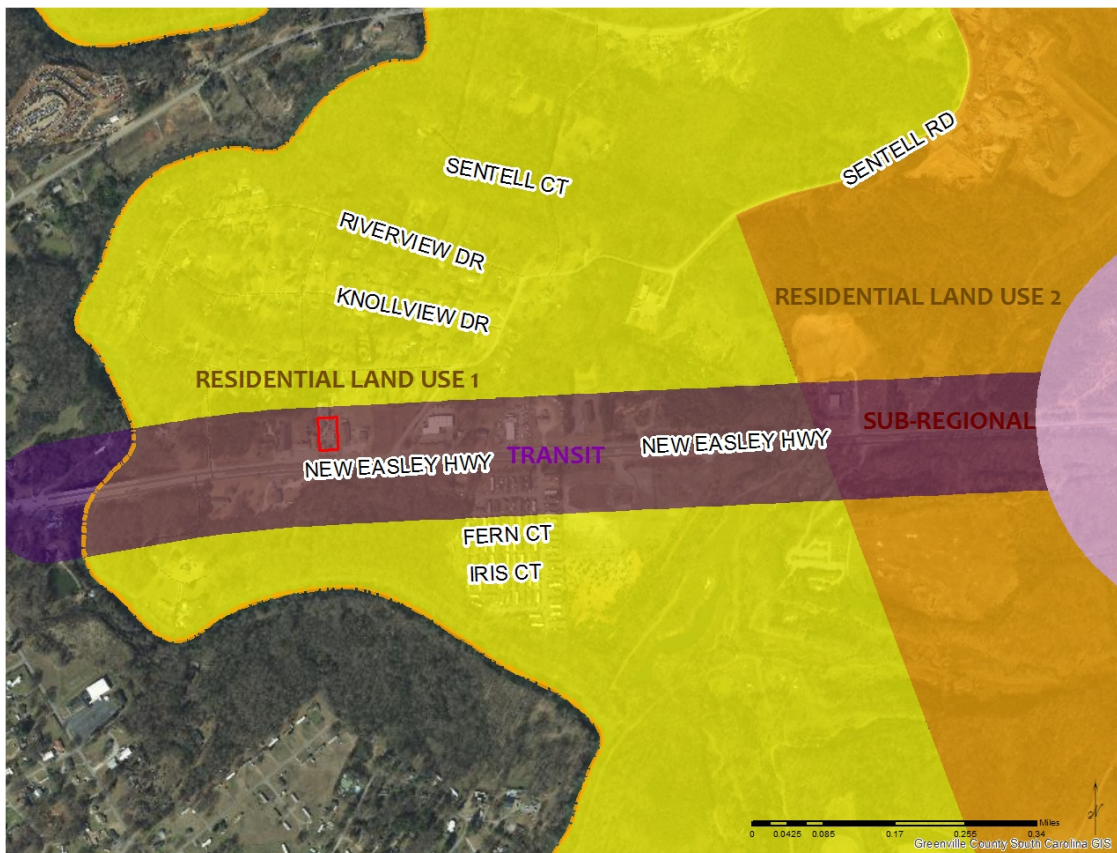
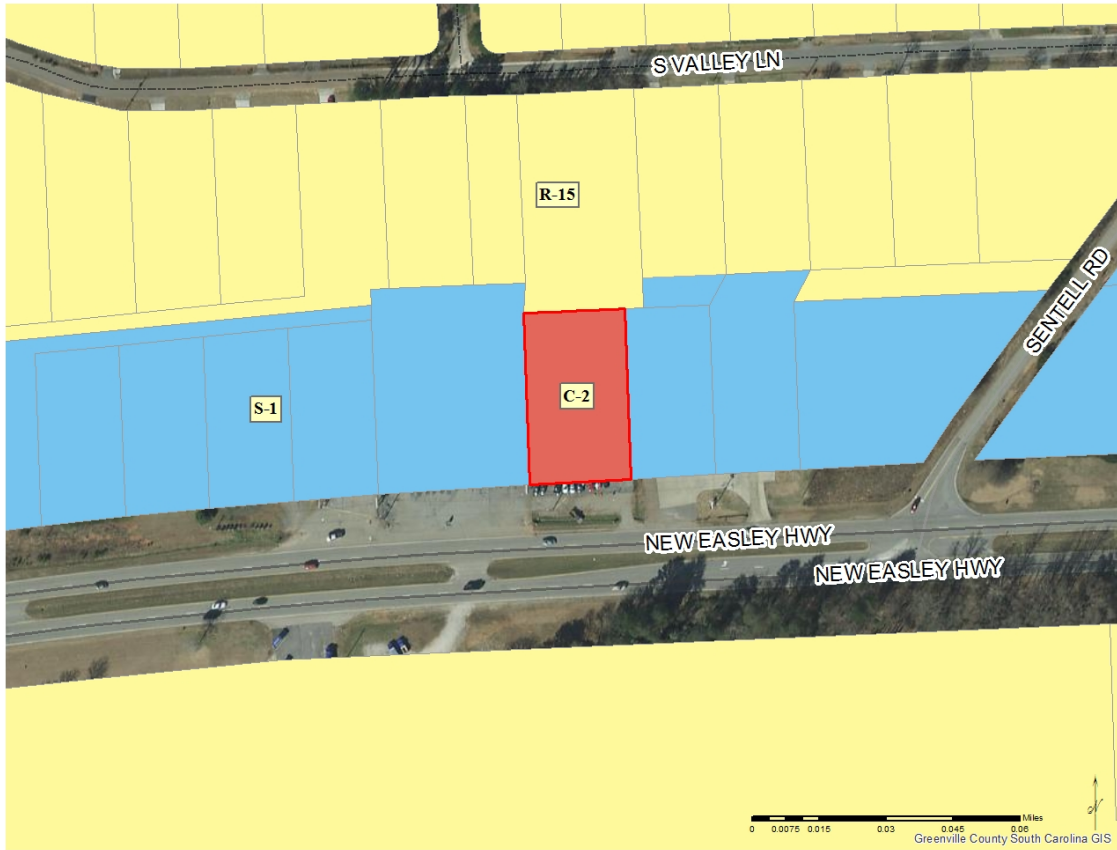
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Aerial Photography, 2016



Zoning Map



Future Land Use Map