

Zoning Docket from February 20, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-15	Ronald C. Ayers, Jr. for Ayers Family Trust 1008 and 1010 Highway 14 0542020101300 and 0542020101400 R-15, Single-Family Residential to S-1, Services	27	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"> • Property owned and built by his father in 1977 • All current buildings constructed before the property was zoned • Property currently grandfathered • In contact with developer to build more mini-warehouses on the property <p><u>Speakers Against:</u></p> <p>1) None</p> <p>List of meetings with staff: January 18, 2017, Applicant</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-15, Single-Family Residential is 3.4 acres of property located on Highway 14 approximately 0.35 miles north of the intersection of Adams Mill Road and Highway 14. The parcel has approximately 280 feet of frontage along Highway 14 and 200 feet of frontage along Ayers Drive.</p> <p>The applicant is requesting to rezone the property to S-1, Services. The subject site currently has a legal non-conforming use on the property. There are single-family residences to the west, east and south of the site with outdoor recreation to the north.</p> <p>The applicant states the proposed land use is for mini-warehouse, change to appropriate zoning.</p> <p>The subject site and its current use of mini-warehouse, auto repair facility and retail repairs have been long standing uses since before the zoning of this area in 1983. This area of Highway 14 between Bethel Road and Adams Mill Road is made up of predominantly single-family residences. There are single-family residences located to the north, west and south of the subject site. Introducing further S-1, Service type uses would not be consistent with the surrounding neighborhoods or the residential character of this area. Staff is of the opinion allowing additional S-1, Service type uses on this subject site would not be consistent with the existing land uses and zoning in this area. Staff is also of the opinion introducing S-1 zoning could set a future precedent for S-1 and other service type land uses along Highway 14. The requested zoning is also not consistent with the Scuffletown Rural Conservation District.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>					

Planning Report

DOCKET NUMBER: CZ-2017-15

APPLICANT: Ronald C. Ayers, Jr. for Ayers Family Trust

PROPERTY LOCATION: 1008 and 1010 Highway 14

PIN/TMS#(s): 0542020101300 and 0542020101400

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 3.4

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-15, Single-Family Residential in June 1983, as part of Area 5. There was an unsuccessful S-1, Services rezoning request in 1988, CZ-1988-07.

EXISTING LAND USE: mini-warehouse, auto repair facility, retail and repair

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-15	outdoor recreation
East	R-S	single-family residential
South	R-15	single-family residential
West	R-15	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Scuffletown Rural Conservation District and is designated as *Transitional Residential* which prescribes 2 to 4 units per acre.

ROADS: Highway 14: two-lane State-maintained major arterial
Ayers Drive: two-lane private drive

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Highway 14	2,700' N	12,700	11,800 -7.1%	14,100 19.5%

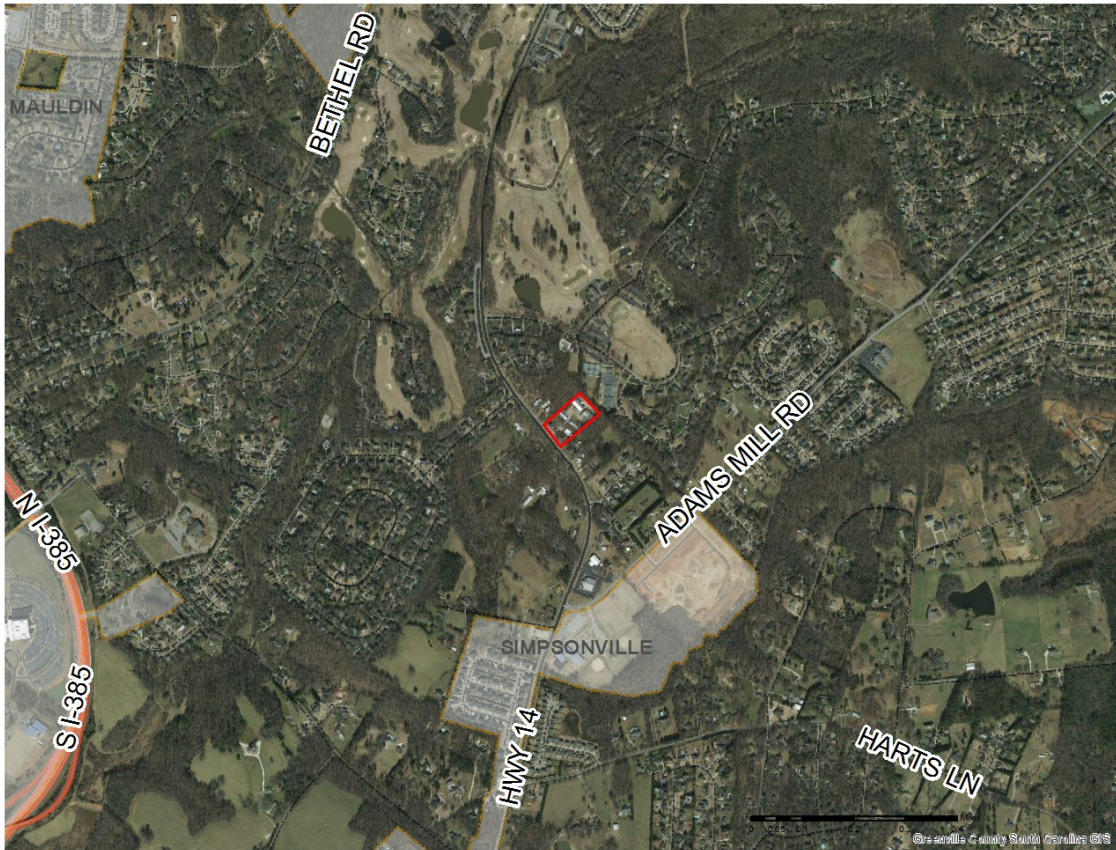
SUMMARY: The subject parcel zoned R-15, Single-Family Residential is 3.4 acres of property located on Highway 14 approximately 0.35 miles north of the intersection of Adams Mill Road and Highway 14. The parcel has approximately 280 feet of frontage along Highway 14 and 200 feet of frontage along Ayers Drive.

The applicant is requesting to rezone the property to S-1, Services. The subject site currently has a legal non-conforming use on the property. There are single-family residences to the west, east and south of the site with outdoor recreation to the north.

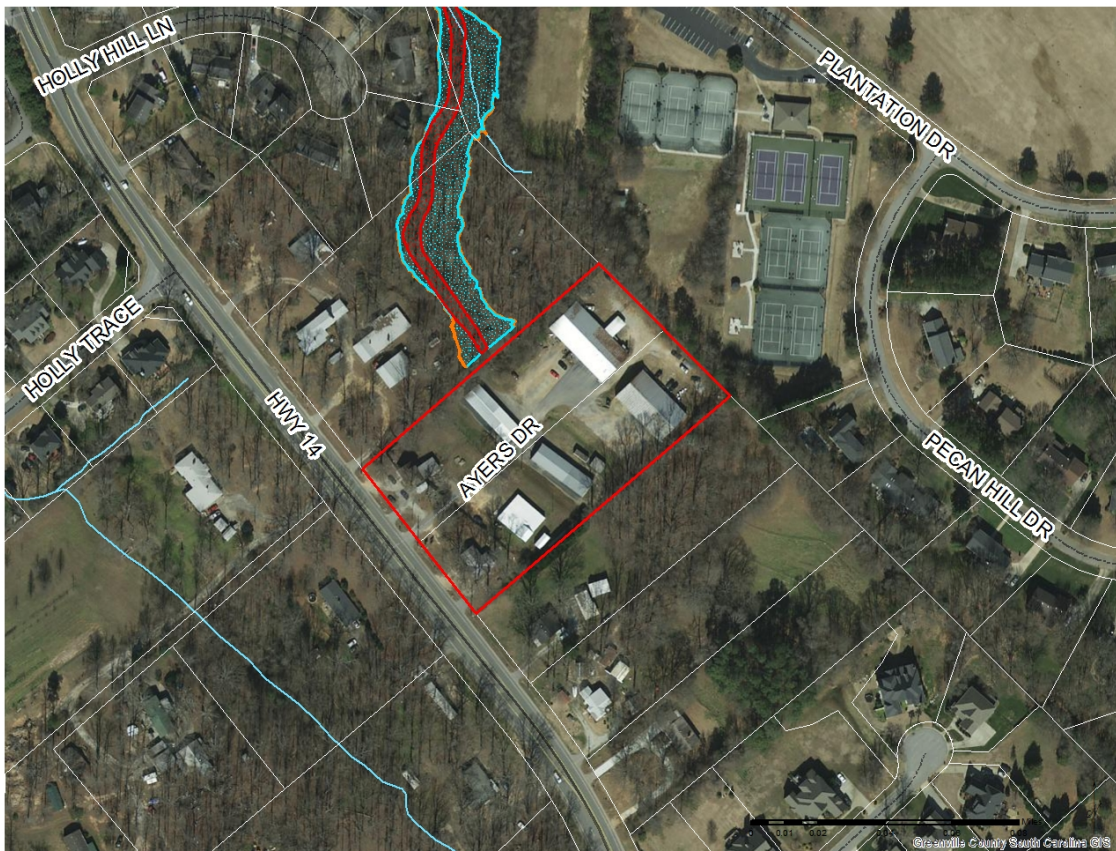
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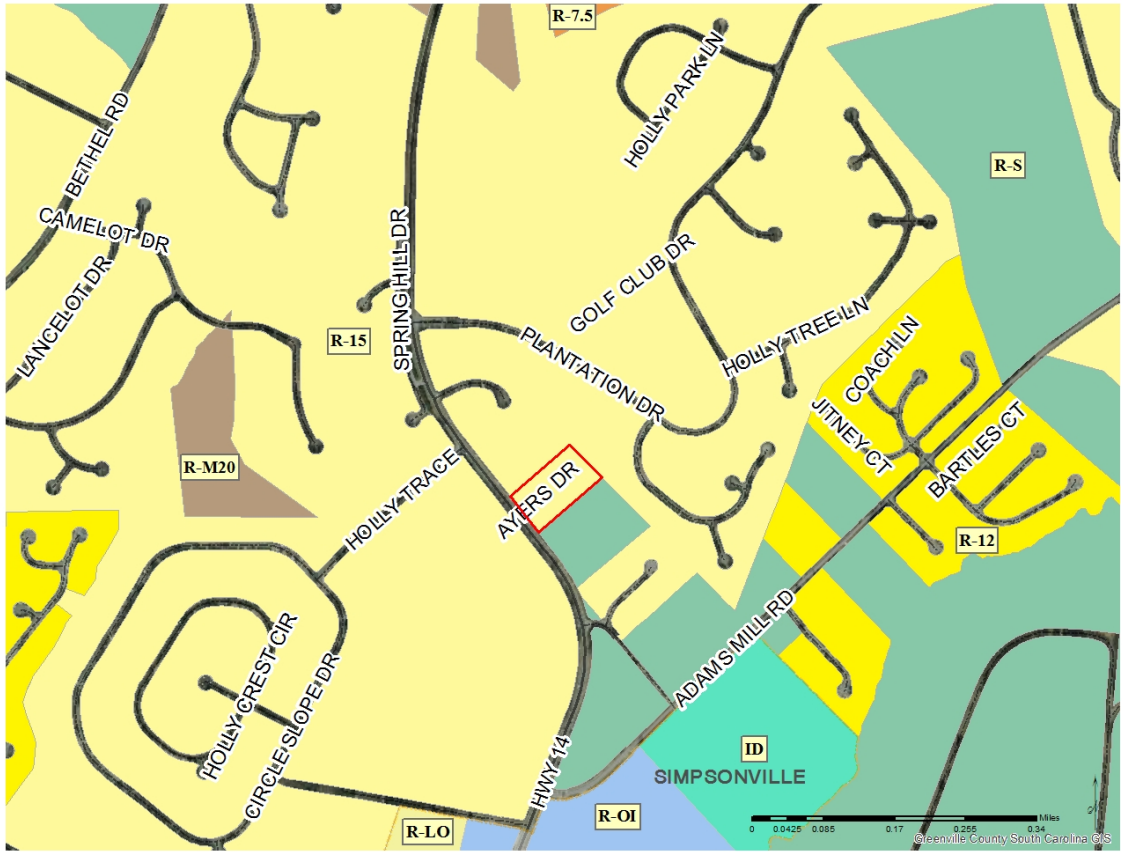
STAFF RECOMMENDATION:

The subject site and its current use of mini-warehouse, auto repair facility and retail repairs have been long standing uses since before the zoning of this area in 1983. This area of Highway 14 between Bethel Road and Adams Mill Road is made up of predominately single-family residences. There are single-family residences located to the north, west and south of the subject site. Introducing further S-1, Service type uses would not be consistent with the surrounding neighborhoods or the residential character of this area. Staff is of the opinion allowing additional S-1, Service type uses on this subject site would not be consistent with the existing land uses and zoning in this area. Staff is also of the opinion introducing S-1 zoning could set a future precedent for S-1 and other service type land uses along Highway 14. The requested zoning is also not consistent with the Scuffletown Rural Conservation District. Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission recommended denial.

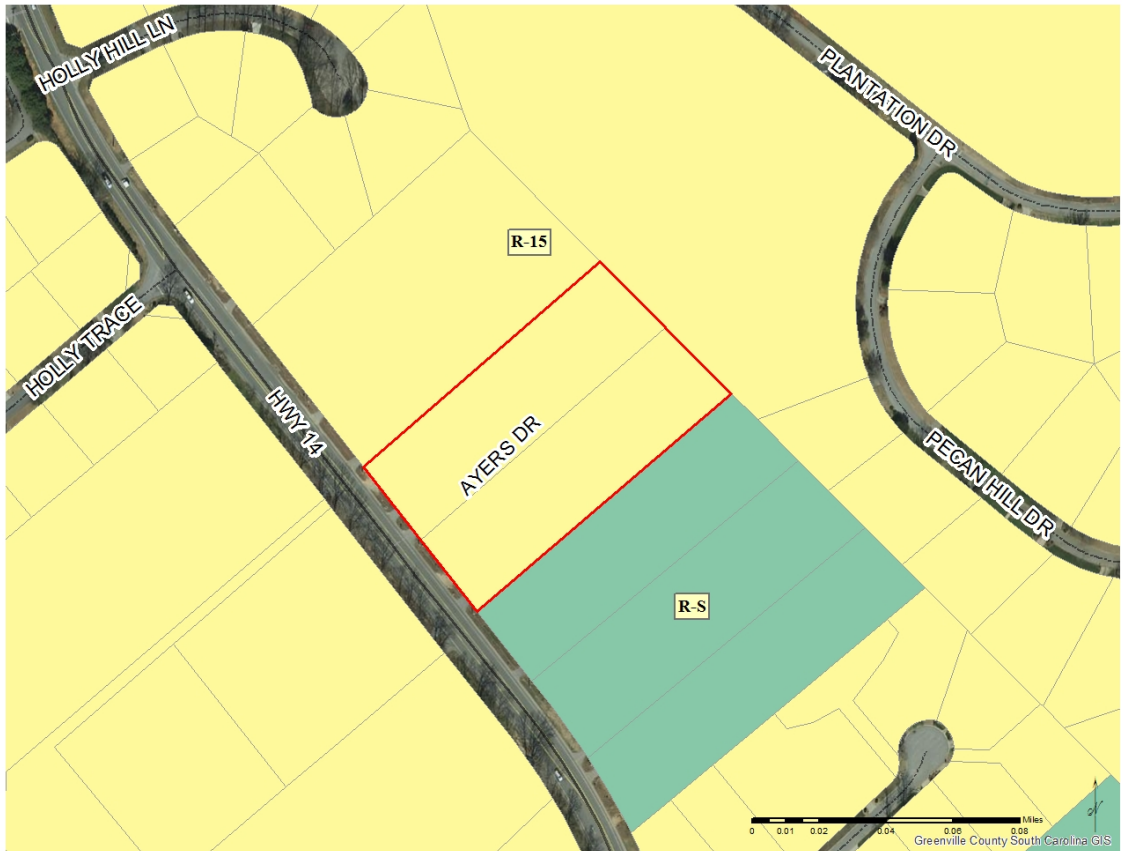


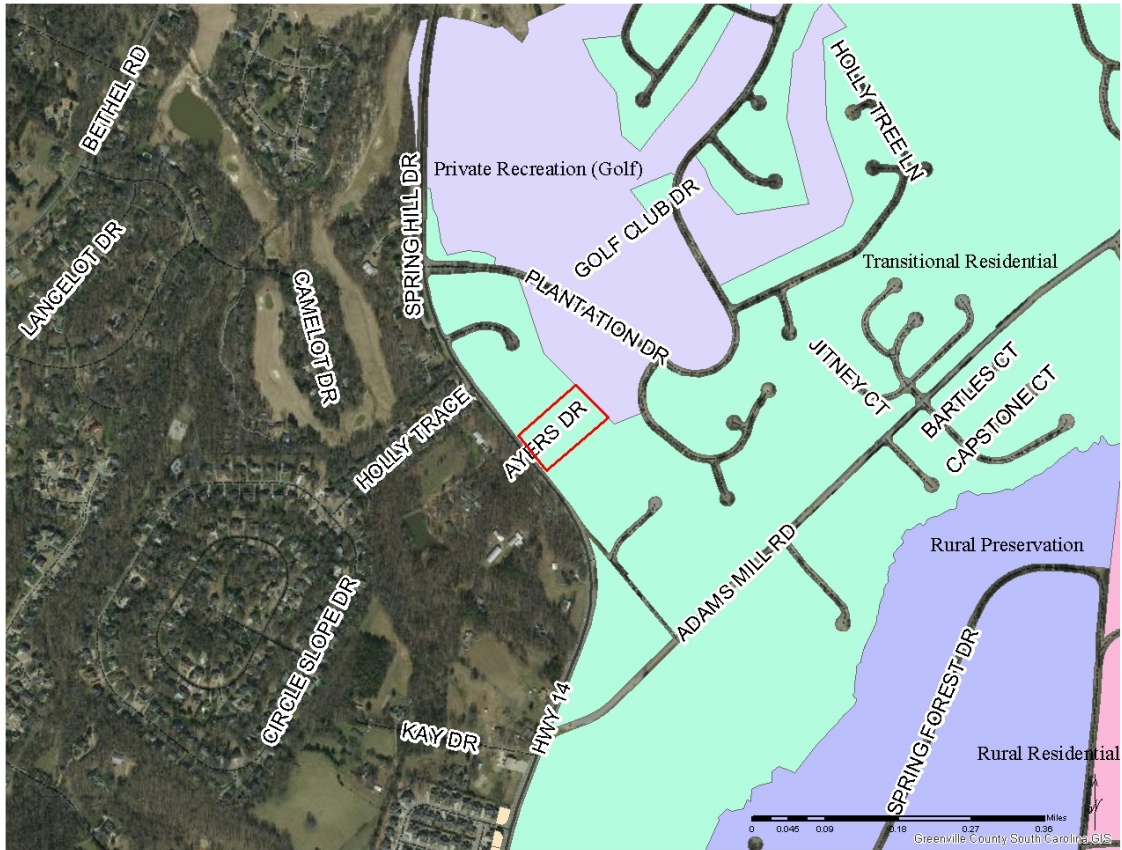
Aerial Photography, 2016





Zoning Map





Scuffletown Area Plan Review, 2016