

**Zoning Docket from November 14, 2016 Public Hearing**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2016-66</b>	Jay Estola for James Wilson Locust Hill Road T021000100600 R-10, Single-Family Residential to C-1, Commercial	18	Denial	Denial 11/16/16	Held 11/28/16 Denial 2/6/17 Held 3/6/17 Next: 4/3/17	Returned to P&D 2/21/17
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 14, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to move the business office to this location</li> <li>• Currently renting office space</li> <li>• The applicant is a custom developer located in Greenville County</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Originally zoned in the 90's</li> <li>• Ingles is the only commercial along Locust Hill Road</li> <li>• Wants it to stay zoned residential</li> <li>• Applicant could locate business across the street in the unzoned area</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-S, Residential Suburban is 1 acre of property located on Locust Hill Road approximately 1.5 miles southeast of the intersection of Wade Hampton Boulevard and North Buncombe Road. The parcel has approximately 190 feet of frontage along Locust Hill Road.</p> <p>The applicant is requesting to rezone the property to C-1, Commercial. Single-Family Residences are present to the east, west and south of the subject site. It is also surrounded by R-S, Residential Suburban zoning to the north, east and west of the subject site.</p> <p>The applicant states the proposed land use is for an office building.</p> <p>The subject parcel is surrounded by single-family residential and vacant wooded land. Staff is of the opinion that the requested C-1, Commercial would introduce an incompatible use with surrounding zonings. The rezoning request is also not consistent with the Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.</p>					
<b>P&amp;D</b>	At the Planning and Development meeting on November 28, 2016 the committee placed CZ-2016-66 on hold for further research.					
<b>Staff Report</b>	Before the Planning and Development meeting on February 6, 2017 the applicant requested that his rezoning request be amended to O-D, Office District instead of the previously requested C-1, Commercial.					
<b>P&amp;D</b>	At the Planning and Development Committee meeting on March 6, 2017, the Committee placed CZ-2016-66 on hold for further research.					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-66

**APPLICANT:** Jay Estola for James Wilson

**PROPERTY LOCATION:** Locust Hill Road

**PIN/TMS#(s):** T021000100600

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 1

**COUNCIL DISTRICT:** 18 – Baldwin

**ZONING HISTORY:** The parcel was originally zoned R-S, Residential Suburban in November 2001, as part of Area 16.

**EXISTING LAND USE:** vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	single-family residential and agricultural
East	R-S	vacant wooded
South	R-S	single-family residential
West	Unzoned	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** No Sewer

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

**ROADS:** Locust Hill Road: two-lane State-maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Locust Hill Road	960' E	14,700	14,400 -2%	14,600 1.4%

**SUMMARY:**

The subject parcel zoned R-S, Residential Suburban is 1 acre of property located on Locust Hill Road approximately 1.5 miles southeast of the intersection of Wade Hampton Boulevard and North Buncombe Road. The parcel has approximately 190 feet of frontage along Locust Hill Road.

The applicant is requesting to rezone the property to C-1, Commercial. Single-Family Residences are present to the east, west and south of the subject site. It is also

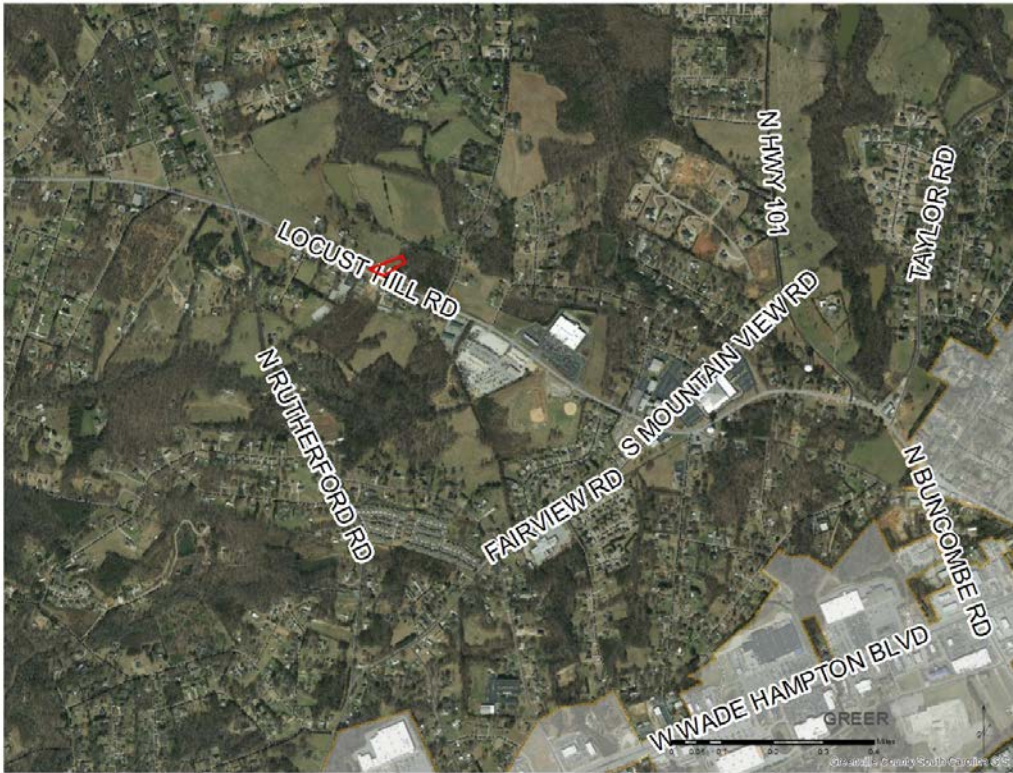
surrounded by R-S, Residential Suburban zoning to the north, east and west of the subject site.

The applicant states the proposed land use is for an office building.

**CONCLUSION:**

The subject parcel is surrounded by single-family residential and vacant wooded land. Staff is of the opinion that the requested C-1, Commercial would introduce an incompatible use with surrounding zonings. The rezoning request is not consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial. The Planning Commission recommends denial.



Aerial Photography, 2016





Zoning Map





Future Land Use Map