

Zoning Docket from March 20, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-18	Paul Larsen Johnson for Norman Agnew Waldrop 121 Rutherford Road 0151000501401 C-2, Commercial to C-3, Commercial	22	Approval	Approval 3/22/17		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 20, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • 25,000sqft property • Would like to do carpentry work at this location • Has installed dust and fire suppressors • Maintains a clean shop • Climate controlled • Planning on purchasing the building in the future <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned about noise and trash • Could allow for undesirable uses in the future <p>2) Resident</p> <ul style="list-style-type: none"> • Concerned about future tenants and the allowed uses that could go in • Would like to see plans of the carpentry shop <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned C-2, Commercial is 0.5 acres of property located on Rutherford Road approximately 0.2 miles northeast of the intersection of Poinsett Highway and Rutherford Road. The parcel has approximately 150 feet of frontage along Rutherford Road and 150 feet of frontage along Mahon Street.</p> <p>The applicant is requesting to rezone the property to C-3, Commercial. The property is surrounded by C-2, Commercial zoning to the north, south and west of the subject site. The subject site located in a Community Corridor designated by, the Greenville County Comprehensive Plan.</p> <p>The applicant states the proposed land use is for a Carpentry Shop, Residential Remodeling Office.</p> <p>The subject site is surrounded by Commercial zoning to north, south and west. Staff believes this rezoning will have minimal impact to the surrounding neighborhood and would be consistent with the existing commercial zoning in the area. The rezoning request would also be consistent with the Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>					

Planning Report

DOCKET NUMBER: CZ-2017-18

APPLICANT: Paul Larsen Johnson for Norman Agnew Waldrop

PROPERTY LOCATION: 121 Rutherford Road

PIN/TMS#(s): 0151000501401

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.5

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-M, Residential Multifamily in April 1972, as part of Area 3. There was a successful C-2, Commercial rezoning request in 1975, CZ-1975-46.

EXISTING LAND USE: body shop

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	retail
East	R-M1	single-family residential and warehouse (City of Greenville)
South	C-2	parking lot
West	C-2	barber shop

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 *Community Corridor*.

ROADS: Rutherford Road: four-lane State-maintained minor arterial
Mahon Street: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Poinsett Highway	2,100' SW	24,200	25,100 3.7%	27,400 9.2%
Rutherford Road	4,400' NE	7,700	7,200 -6.5%	7,400 2.8%

SUMMARY:

The subject parcel zoned C-2, Commercial is 0.5 acres of property located on Rutherford Road approximately 0.2 miles northeast of the intersection of Poinsett Highway and Rutherford Road. The parcel has approximately 150 feet of frontage along Rutherford Road and 150 feet of frontage along Mahon Street.

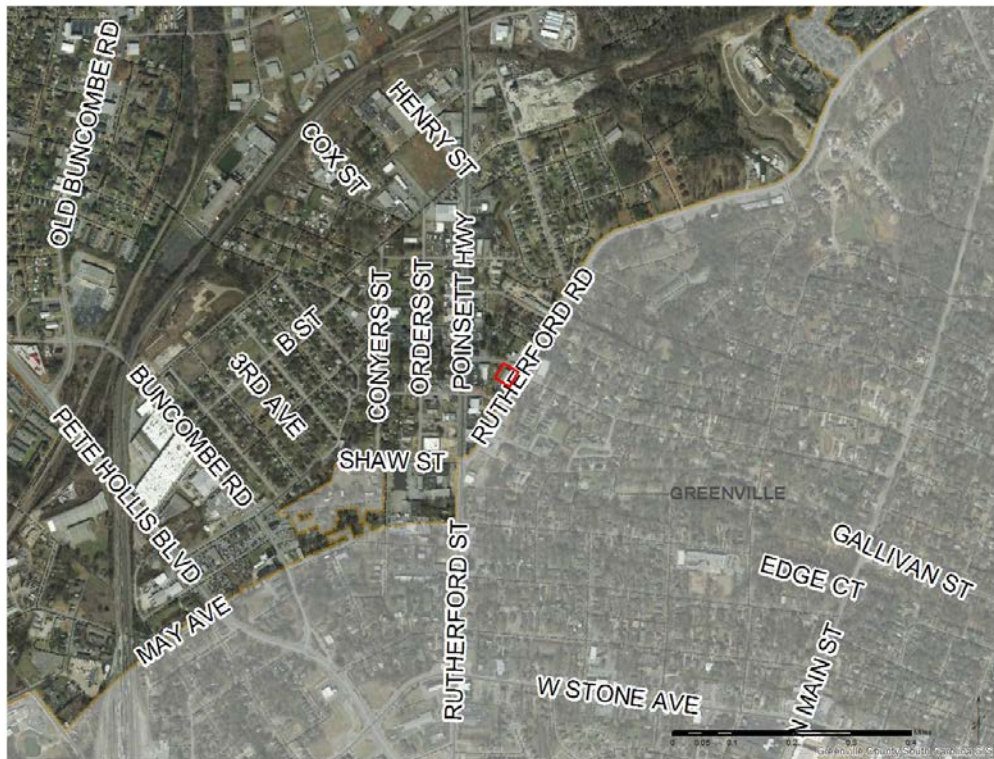
The applicant is requesting to rezone the property to C-3, Commercial. The property is surrounded by C-2, Commercial zoning to the north, south and west of the subject site. The subject site located in a Community Corridor designated by, the Greenville County Comprehensive Plan.

The applicant states the proposed land use is for a Carpentry Shop, Residential Remodeling Office.

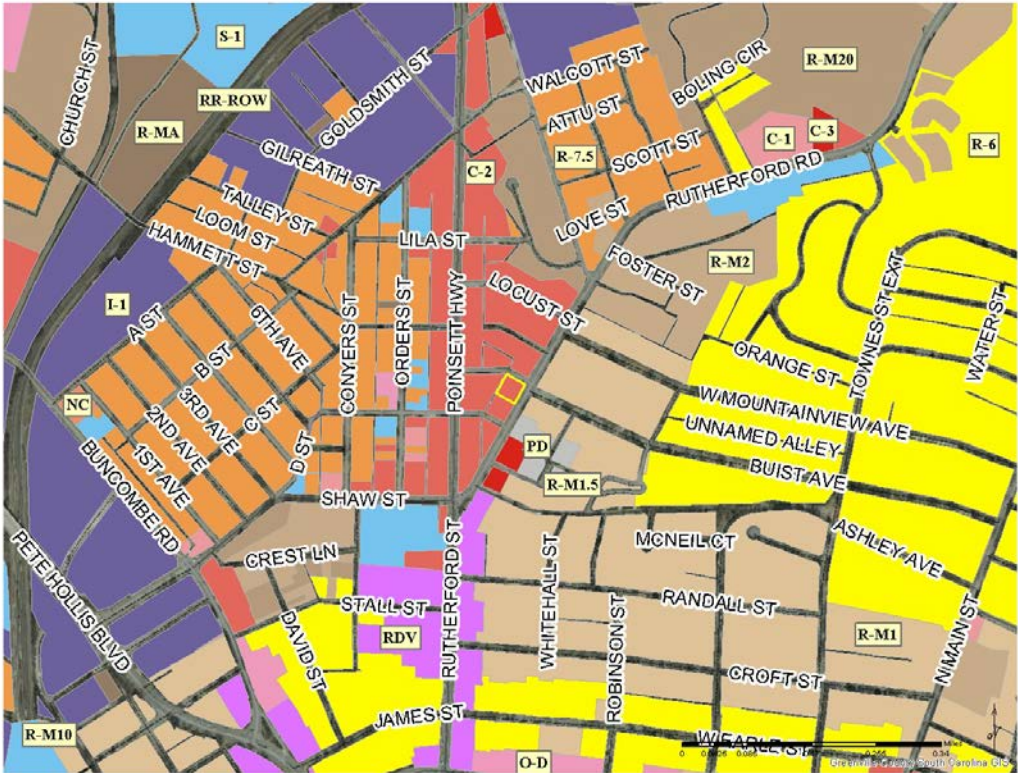
CONCLUSION:

The subject site is surrounded by Commercial zoning to north, south and west. Staff believes this rezoning will have minimal impact to the surrounding neighborhood and would be consistent with the existing commercial zoning in the area. The rezoning request would also be consistent with the Greenville County Comprehensive Plan.

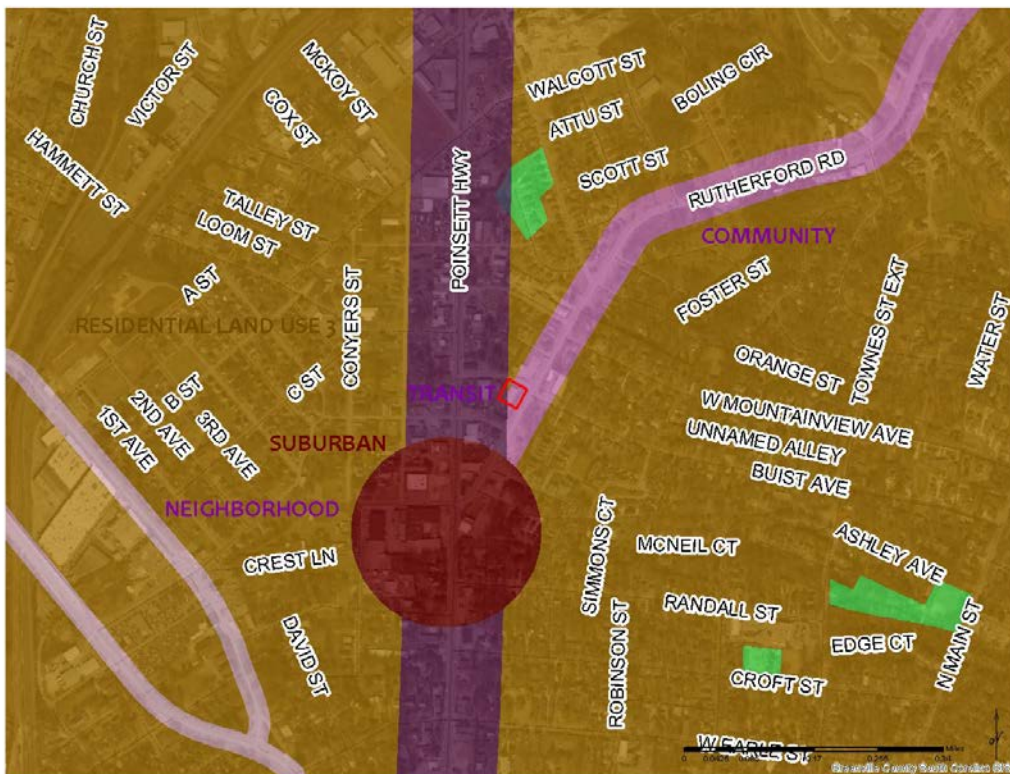
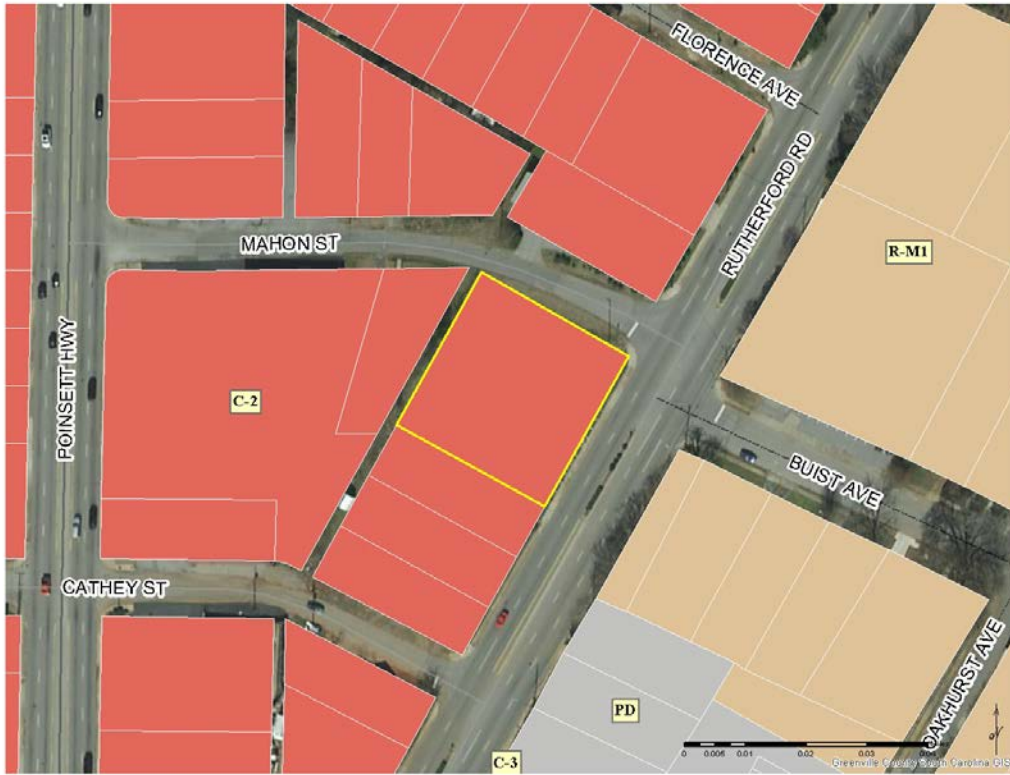
Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission recommended approval.



Aerial Photography, 2016



Zoning Map



Future Land Use Map