

Zoning Docket from February 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-09	NAI Earle Furman, c/o Hunter Garrett for Southchase Wilson Bridge, LLC 218 Wilson Bridge Road 0335000100601 S-1, Services to I-1, Industrial	26	Approval	Approval 2-28-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 19, 2018 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Want to make this parcel part of South Chase Industrial Park • Amstead Rail and Grander are businesses located in this area • Located close to I-385 <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned S-1, Services, is 21.27 acres of property located on Wilson Bridge Road approximately 0.85 miles west of Fairview Street and I-385 interchange. The parcel has approximately 2,025 feet of frontage along Wilson Bridge Road. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states the proposed land use is for industrial.</p> <p>The subject site abuts South Chase Industrial Park. There are warehouses to the north and east of the site with vacant land to the south and west. Rezoning this parcel to I-1, Industrial would be an appropriate zoning for this area due to the existing I-1, Industrial zoning along Wilson Bridge Road. Staff believes rezoning this parcel to I-1, Industrial would have minimal impact to the surrounding properties. It is also consistent with the Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to I-1, Industrial.</p>					

Planning Report

DOCKET NUMBER: CZ-2018-09

APPLICANT: NAI Earle Furman, c/o Hunter Garrett for Southchase Wilson Bridge, LLC

PROPERTY LOCATION: 218 Wilson Bridge Road

PIN/TMS#(s): 0335000100601

EXISTING ZONING: S-1, Services

REQUESTED ZONING: I-1, Industrial

ACREAGE: 21.27

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December 1994, as part of Area 10. There was a successful S-1, Services rezoning request in 2006, CZ-2006-29.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouse and parking lot
East	I-1	warehouse
South	R-S	vacant wooded land
West	R-S	vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as an *Employment Center*.

ROADS: Wilson Bridge Road: two-lane County-maintained

TRAFFIC: No traffic counts in proximity of Wilson Bridge Road.

SUMMARY: The subject parcel zoned S-1, Services, is 21.27 acres of property located on Wilson Bridge Road approximately 0.85 miles west of Fairview Street and I-385 interchange. The parcel has approximately 2,025 feet of frontage along Wilson Bridge Road. The applicant is requesting to rezone the property to I-1, Industrial.

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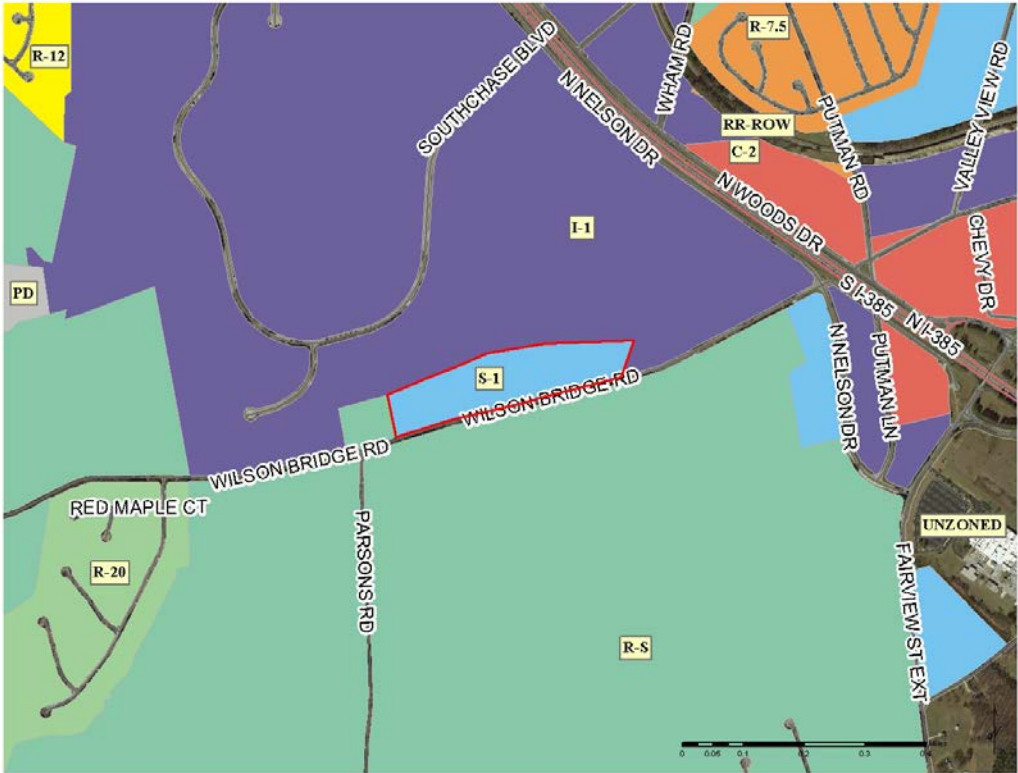
CONCLUSION: The subject site abuts South Chase Industrial Park. There are warehouses to the north and east of the site with vacant land to the south and west. Rezoning this parcel to I-1, Industrial would be an appropriate zoning for this area due to the existing I-1, Industrial zoning along Wilson Bridge Road. Staff believes rezoning this parcel to I-1, Industrial

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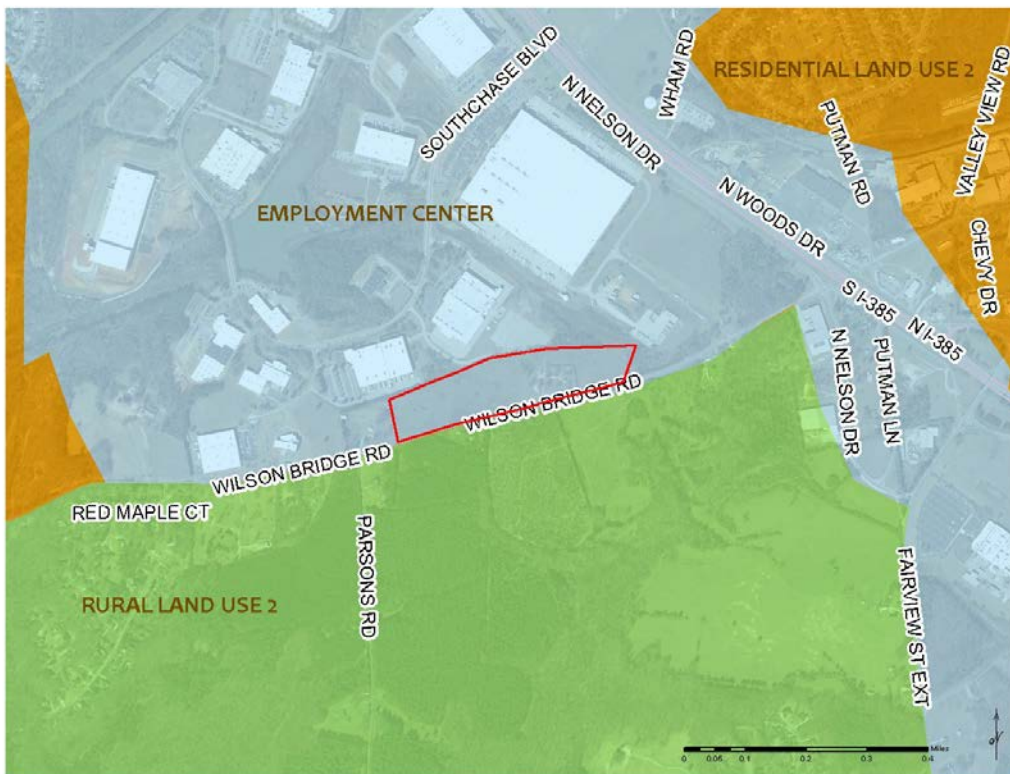
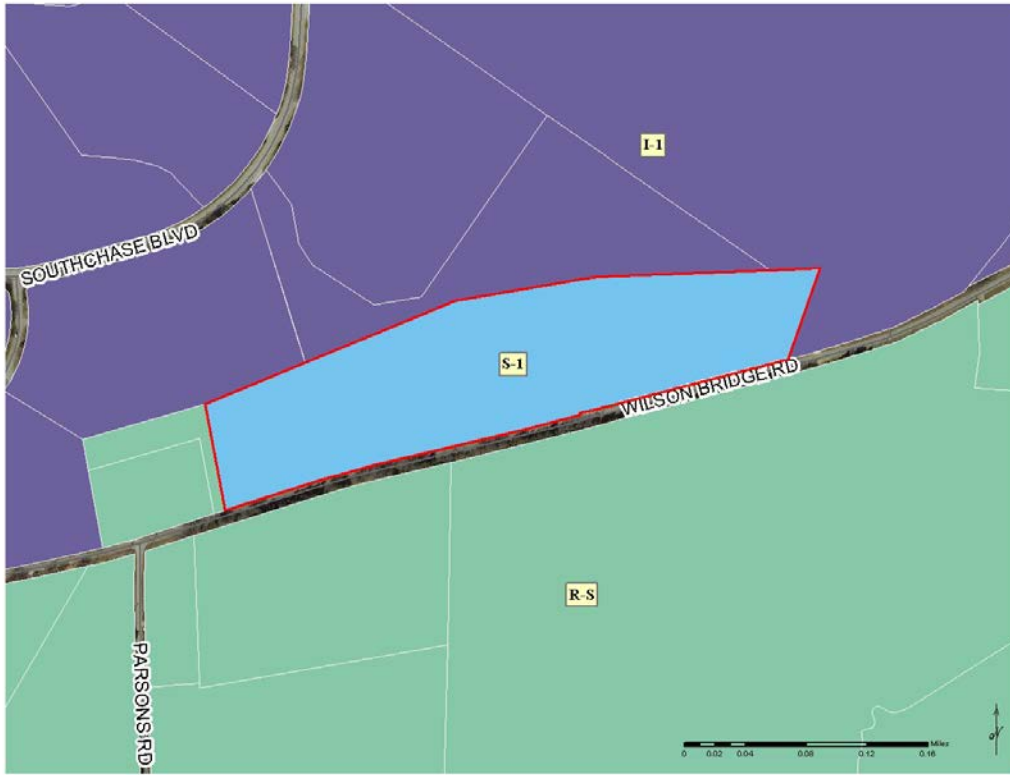
Based on these reasons staff recommends approval of the requested rezoning to I-1, Industrial.



Aerial Photography, 2017



Zoning Map



Future Land Use Map