

**Zoning Docket from February 19, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2018-11	Lynn A. Solesbee for 4100 Pelham, LLC 4100 Pelham Road 0533040100709 S-1, Services to C-3, Commercial	21	Approval	Approval 02-28-18		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 19, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Previous store closed</li> <li>• Upgrading parking lot and landscaping</li> <li>• Rear of property to be used as retail or office space</li> <li>• Restaurant located in the front of the property</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned S-1, Services, is 1.10 acres of property located on Pelham Road approximately 0.25 miles west of the Pelham Road and I-85 interchange. The parcel has approximately 310 feet of frontage along Interstate Court and 250 feet of frontage along Pelham Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant stated at the public hearing that the proposed land use is for retail.</p> <p>The subject site is located along Pelham Road near the I-85, Pelham Road Interchange. There are commercial land uses to the north, west and south of the subject site. This parcel is located in a highly commercialized area of the county. Staff is of the opinion rezoning this parcel to C-3, Commercial is an appropriate zoning based on the surrounding zoning and current land uses in the area. The requested rezoning is also consistent with the Imagine Greenville 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-2018-11

**APPLICANT:** Lynn A. Solesbee for 4100 Pelham, LLC

**PROPERTY LOCATION:** 4100 Pelham Road

**PIN/TMS#(s):** 0533040100709

**EXISTING ZONING:** S-1, Services

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 1.10

**COUNCIL DISTRICT:** 21 – Roberts

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in May 1970, as part of Area 1.

**EXISTING LAND USE:** restaurant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	auto service and retail
East	S-1	motel
South	S-1	motel
West	S-1	restaurant and office

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

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

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	1.10	0 units
Requested	C-3	16 units/acre		17 units

A successful rezoning may add up to 17 dwelling units.

**ROADS:** Pelham Road: five-lane State-maintained minor arterial  
Interstate Court: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Pelham Road	6,000' E	20,800	18,000 -13.5%	21,600 20%

**SUMMARY:** The subject parcel zoned S-1, Services, is 1.10 acres of property located on Pelham Road approximately 0.25 miles west of the Pelham Road and I-85 interchange. The parcel has

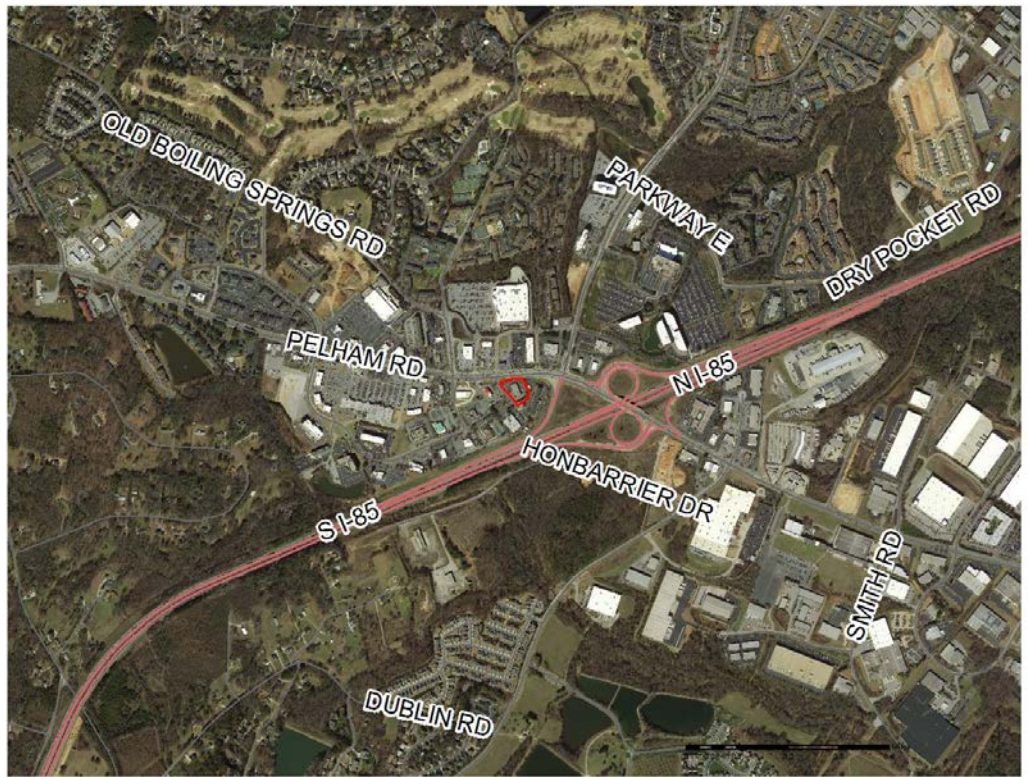
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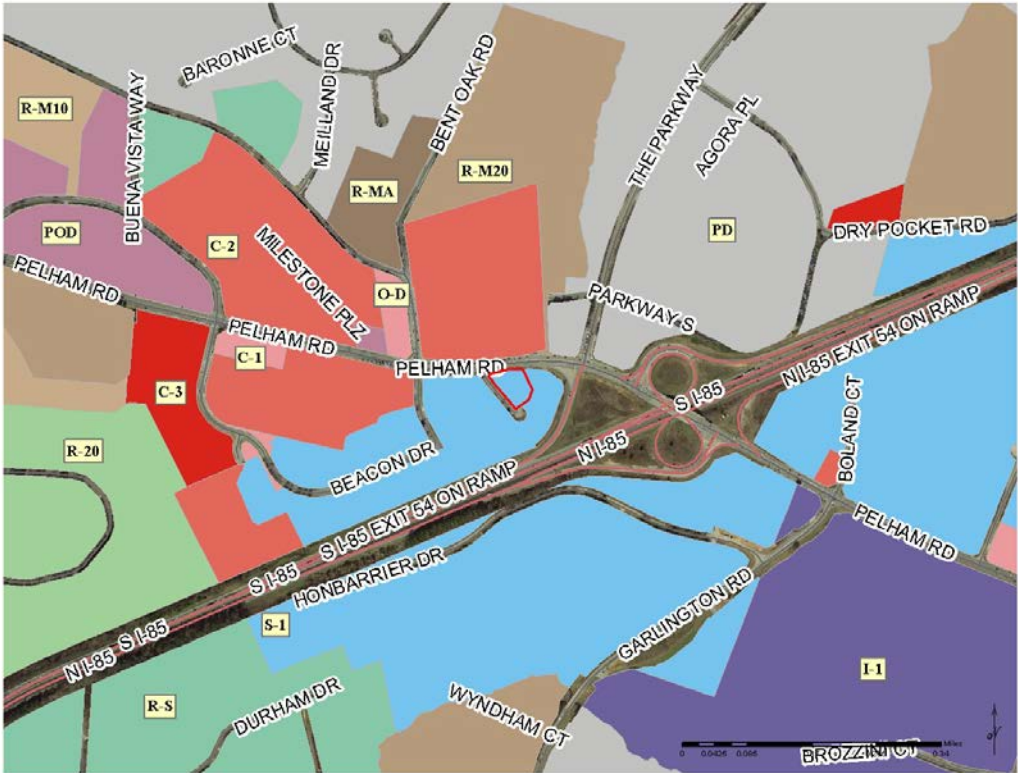
**CONCLUSION:**

The subject site is located along Pelham Road near the I-85, Pelham Road Interchange. There are commercial land uses to the north, west and south of the subject site. This parcel is located in a highly commercialized area of the county. Staff is of the opinion rezoning this parcel to C-3, Commercial is an appropriate zoning based on the surrounding zoning and current land uses in the area. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.

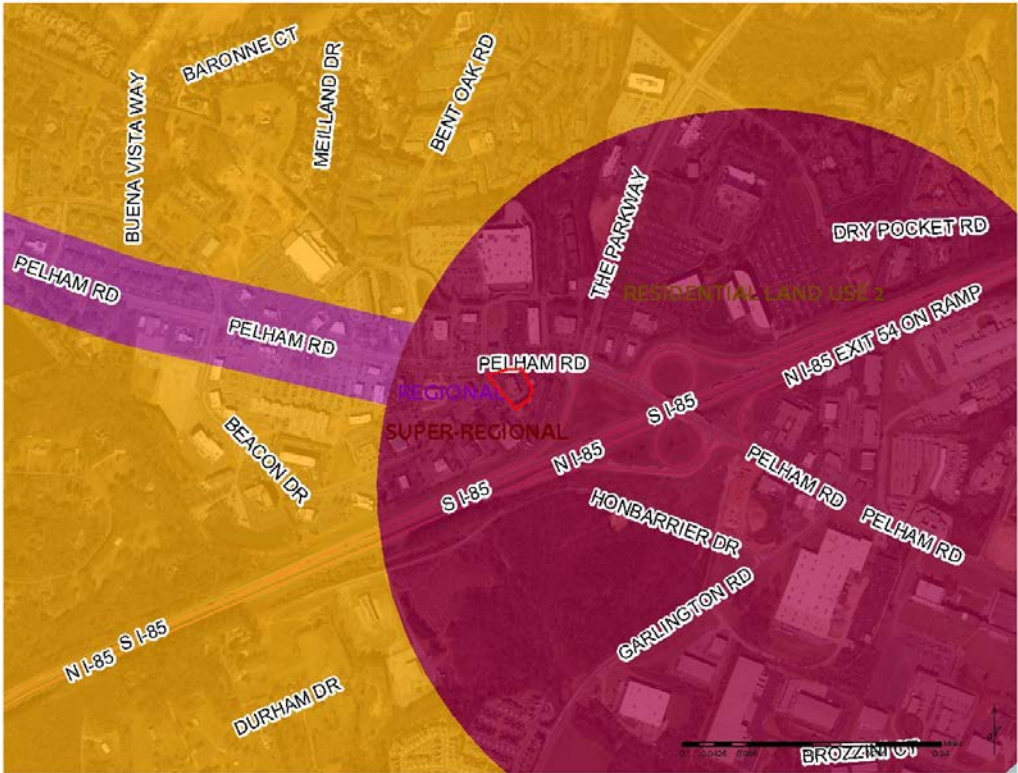
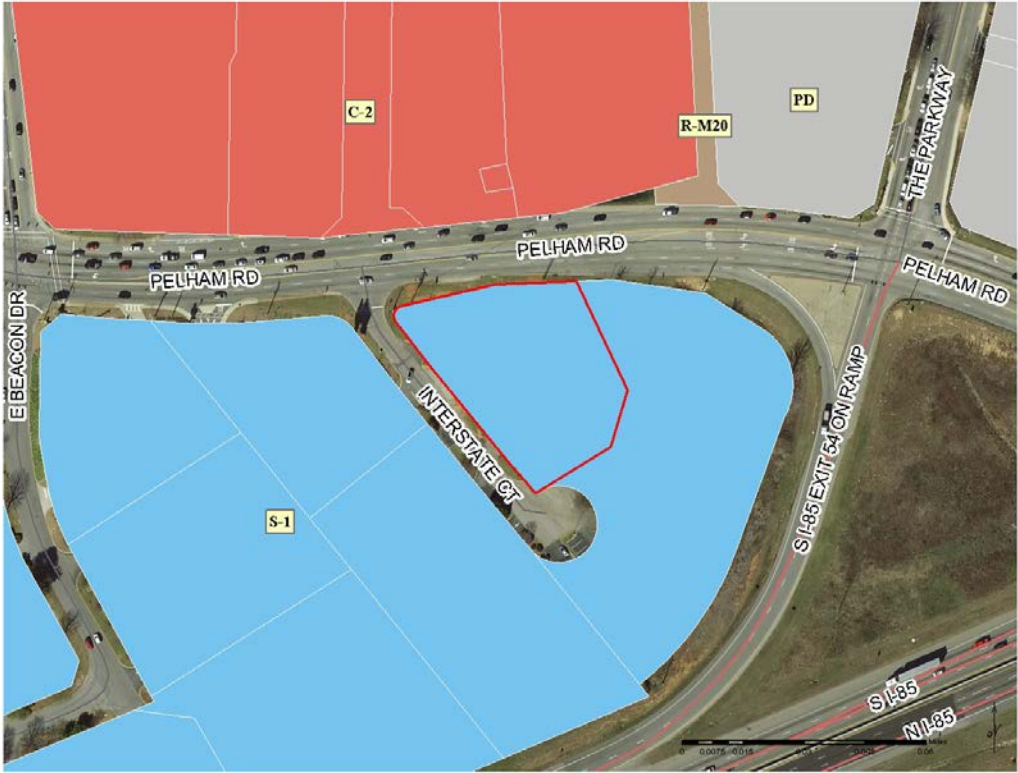
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Aerial Photography, 2017



Zoning Map



Future Land Use Map