

Zoning Docket from February 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-14	David Reid Rosenberg for Bad Company III, LLC 90 Allen Street 0103002200103 (portion) S-1, Services to C-1, Commercial	23	Approval	Approval 02-28-18		
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></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Requested zoning is more restrictive • Looking to put a restaurant or grocery store at location • Upgrading existing building and improving property • Growing area <p>2) Resident</p> <ul style="list-style-type: none"> • Prefers C-1 zoning request because it offers more protection to the neighborhood • Believes it will help improve property values • Excited to see the property cleaned up <p>3) Resident</p> <ul style="list-style-type: none"> • The site is currently a disaster • Welcomes the change to the area <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Wants to see this area cleaned up • Opposed to it being a dollar tree • This area is a cut through for people • Issues with littering in this rea • Wants something that fits the Dunean Community Plan <p>2) Resident</p> <ul style="list-style-type: none"> • Will not meet the needs of the people who live in this community • Consider the residents who live here <p>3) Resident</p> <ul style="list-style-type: none"> • Opposed to zoning • Wants developer to reconsider what they are going to put on this corner <p>4) Resident</p> <ul style="list-style-type: none"> • S-1 allows for a restaurant and would like to see that go there <p>5) Resident</p> <ul style="list-style-type: none"> • Concerned about the increased traffic in the area • New townhomes along with this development will increase traffic <p>List of meetings with staff: None</p>				<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 21 present</p>	
Staff Report	The subject parcel zoned C-1, Commercial, is 1.16 acres of property located on Allen Street approximately 0.5 miles southeast of the intersection of Anderson Road and South Washington Avenue. The parcel has approximately 230 feet of frontage along Allen Street, 250 feet of frontage					

Zoning Docket from February 19, 2018 Public Hearing

along West Simpson Street and 280 feet of frontage along West Faris Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for retail.

Located on the edge of the Dunean Community, the subject site originally zoned for residential in 1973 has been zoned and used for commercial or service type land uses since 1989. There is currently vacant office on the property with a warehouse to the east, a fire station to the north and a convenience store and gas station to the south. The entire block is zoned C-1, Commercial or S-1, Services. Due to its close proximity to residential, C-1, Commercial zoning would be a more appropriate zoning for this area than the parcel's current zoning. Staff believes rezoning this parcel will have minimal impact on the surrounding community and will be more consistent with surrounding zoning.

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

Planning Report

DOCKET NUMBER: CZ-2018-14

APPLICANT: David Reid Rosenberg for Bad Company III, LLC

PROPERTY LOCATION: 90 Allen Street

PIN/TMS#(s): 0103002200103 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1.16

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was a successful C-1, Commercial rezoning request in 1989, CZ-1989-60. There was a successful S-1, Services rezoning request in 2000, CZ-2000-81.

EXISTING LAND USE: vacant office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1 and R-10	fire station, duplexes and single-family residential
East	S-1	warehouse
South	C-1 and R-10	single-family residential, convince store and gas station
West	R-M16	apartments

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Dunean Community Plan designated as a *Residential/Gateway*.

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	1.16	0 units
Requested	C-1	12 units/acre		13 units

A successful rezoning may add up to 13 dwelling units.

ROADS: Allen Street: two-lane State-maintained minor collector
West Simpson Street: two-lane County-maintained local
West Faris Road: four-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Marue Drive	1,120' E	3,900	3,500 -10.3%	3,900 10.3%

SUMMARY:

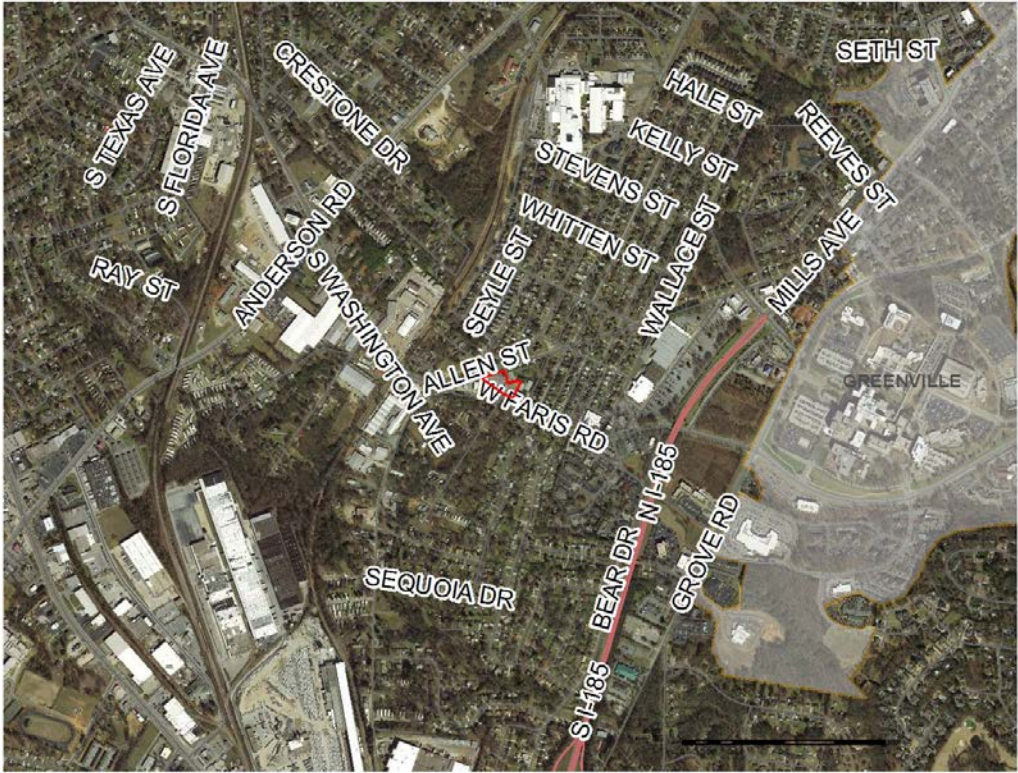
The subject parcel zoned C-1, Commercial, is 1.16 acres of property located on Allen Street approximately 0.5 miles southeast of the intersection of Anderson Road and South Washington Avenue. The parcel has approximately 230 feet of frontage along Allen Street, 250 feet of frontage along West Simpson Street and 280 feet of frontage along West Faris Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for retail.

CONCLUSION:

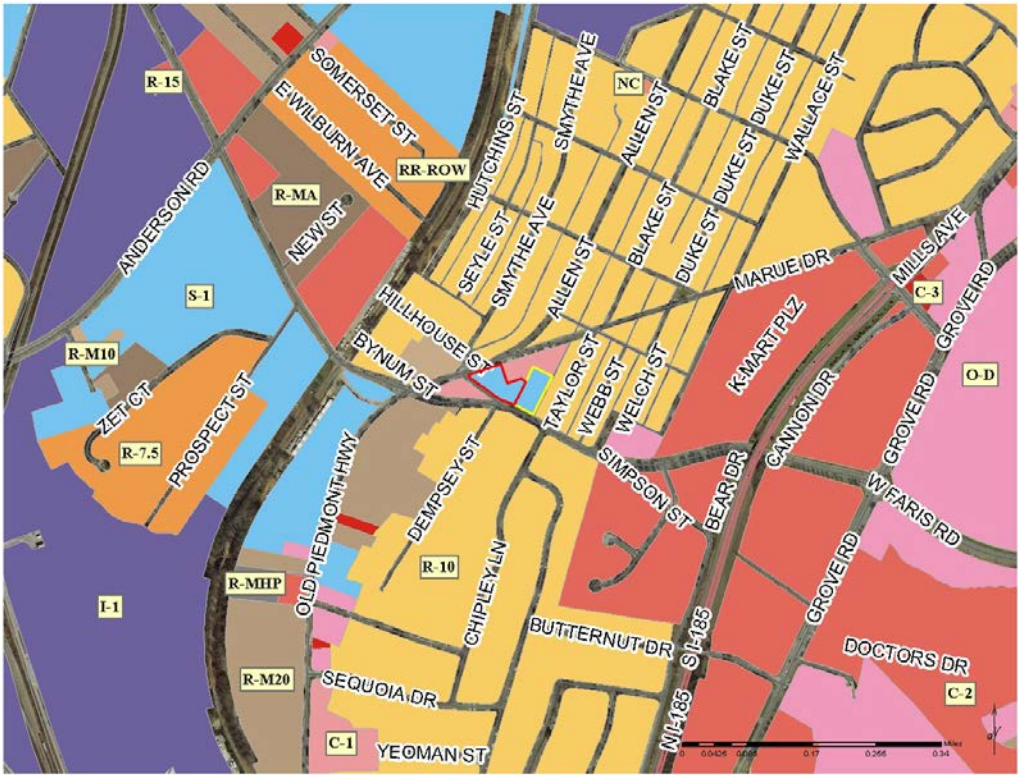
Located on the edge of the Dunean Community, the subject site originally zoned for residential in 1973 has been zoned and used for commercial or service type land uses since 1989. There is currently vacant office on the property with a warehouse to the east, a fire station to the north and a convenience store and gas station to the south. The entire block is zoned C-1, Commercial or S-1, Services. Due to its close proximity to residential, C-1, Commercial zoning would be a more appropriate zoning for this area than the parcel's current zoning. Staff believes rezoning this parcel will have minimal impact on the surrounding community and will be more consistent with surrounding zoning.

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

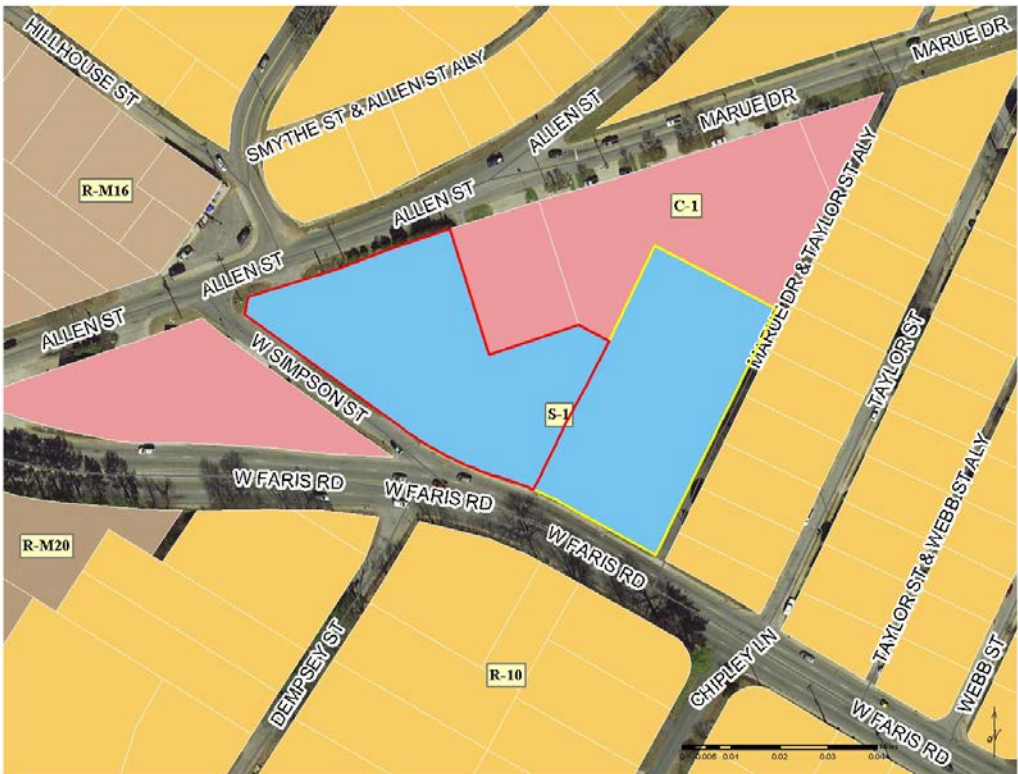


Aerial Photography, 2017





Zoning Map





Dunean Community Plan, Future Land Use Map