

Zoning Docket from March 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-18	Tim Allender, Langston-Black for Rose Marie and Samuel Francis Postich 812 SE Main Street 0323010101302 R-S, Residential Suburban to I-1, Industrial	27	Approval	Approval 3-28-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 19, 2018 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Surrounded by I-1 zoning • Conducive to have I-1 for potential buyers • Would not make sense to put a home here <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 R-S, Residential Suburban, is 2.5 acres of property located on Highway 14 approximately 1 mile southeast of Fairview Road and I-385 interchange. The parcel has approximately 130 feet of frontage along Highway 14. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant did not state the proposed land use.</p> <p>The subject site is located in an area where there is I-1, Industrial zoning to the east, west and south of the subject site. There is an existing railroad to the north that is used by other I-1, Industrial zoned businesses in this area. The Imagine Greenville Comprehensive Plan designates this area as an Employment Center, which emphasizes taking advantage of existing infrastructure and is characterized by service and industrial type uses. Staff believes rezoning this parcel to I-1, Industrial would be consistent with the surrounding zoning and would have minimal impact on surrounding area.</p> <p>Based on these reasons staff recommends approval for the requested rezoning to I-1, Industrial.</p>					

DOCKET NUMBER: CZ-2018-18

APPLICANT: Tim Allender, Langston-Black for Rose Marie and Samuel Francis Postich

PROPERTY LOCATION: 812 SE Main Street

PIN/TMS#(s): 0323010101302

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: I-1, Industrial

ACREAGE: 2.5

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in March 1996, as part of Area 11.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	ID	vacant land (City of Simpsonville)
East	I-1	vacant land
South	I-1	vacant land
West	I-1 and B-I	warehouse and church (City of Simpsonville)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

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

ROADS: Highway 14: five-lane State-maintained minor arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
SE Main Street	3,440' S	8,900	7,700 -13.5%	7,900 2.6%
SE Main Street	4,370' N	16,200	14,400 -11.1%	16,800 16.7%

SUMMARY:

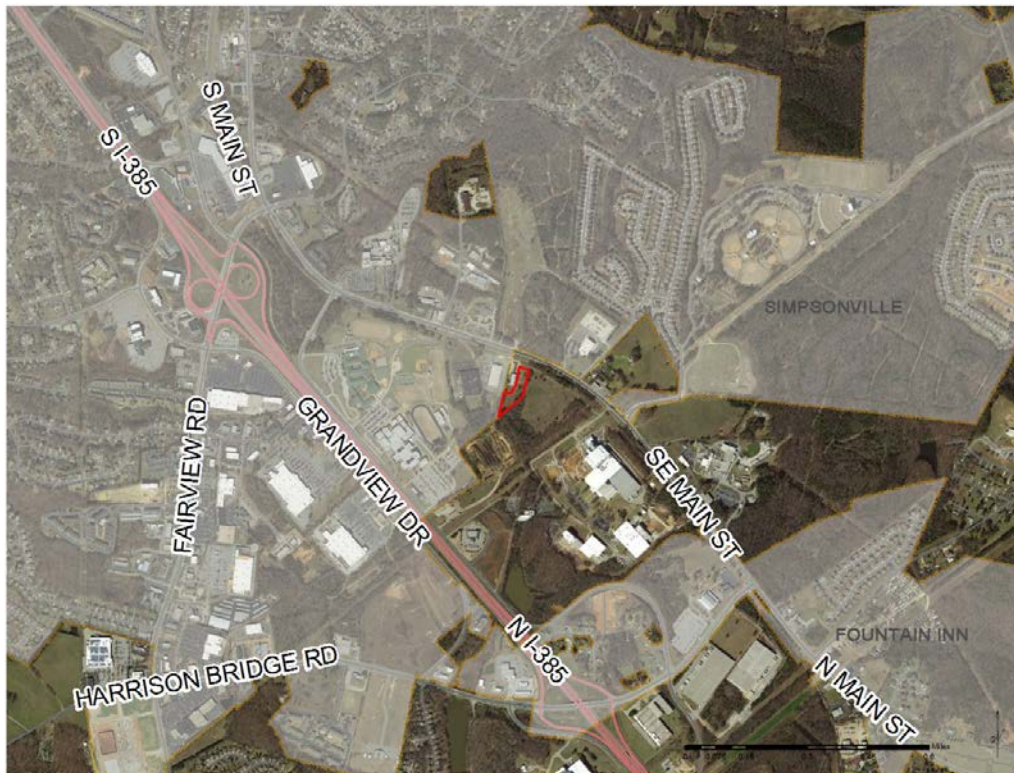
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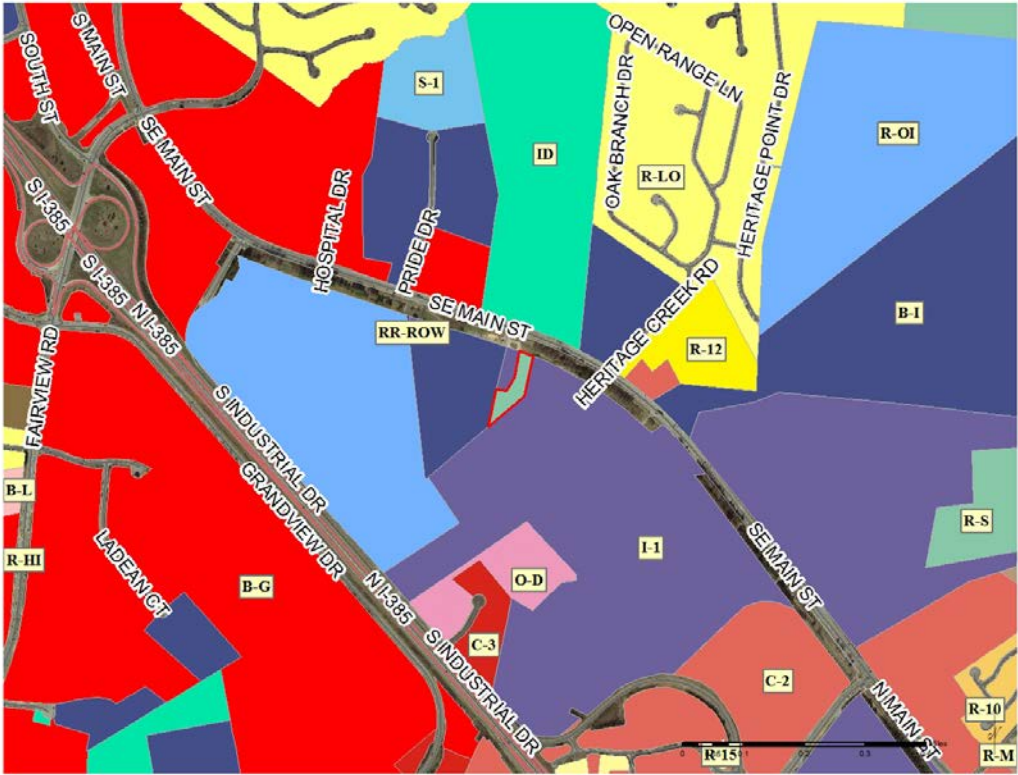
CONCLUSION:

The subject site is located in an area where there is I-1, Industrial zoning to the east, west and south of the subject site. There is an existing railroad to the north that is used by other I-1, Industrial zoned businesses in this area. The Imagine Greenville Comprehensive Plan designates this area as an Employment Center, which emphasizes taking advantage of existing infrastructure and is characterized by service and industrial type uses. Staff believes rezoning this parcel to I-1, Industrial would be consistent with the surrounding zoning and would have minimal impact on surrounding area.

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



Aerial Photography, 2017



Zoning Map



Future Land Use Map