

Zoning Docket from March 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2018-19	Dean Aldrich for Kelly Powell, Beeco Properties, LLC Beeco Road G006000300910 R-S, Residential Suburban to S-1, Services	18	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></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Conducive to have I-1 for potential buyers • Continuous to S-1 zoning in the area <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p><u>Against:</u></p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban, is 6 acres of property located on Beeco Road approximately 1 mile south of the intersection of South Buncombe Road and Wade Hampton Boulevard. The parcel has approximately 500 feet of frontage along Beeco Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant did not state the proposed land use.</p> <p>The subject site is located along an industrialized area of the County with warehouses to the south and east. There is I-1, Industrial to the east and S-1, Service zoning to the north and south of the subject site. Staff is of the opinion rezoning this parcel to S-1, Services would be consistent with the surrounding zoning located in this area.</p> <p>Based on these reasons staff recommends approval for the requested rezoning to S-1, Services.</p>					

DOCKET NUMBER: CZ-2018-19

APPLICANT: Dean Aldrich for Kelly Powell, Beeco Properties, LLC

PROPERTY LOCATION: Beeco Road

PIN/TMS#(s): G006000300910

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: S-1, Services

ACREAGE: 6

COUNCIL DISTRICT: 18 – Barnes

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

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	vacant land
East	I-1	warehouse
South	S-1	warehouse
West	R-12	vacant land (City of Greer)

WATER AVAILABILITY: Greer Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS: Beeco Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
South Buncombe Road	2,820' NE	22,200	23,100 4.1%	21,400 -7.4%

SUMMARY:

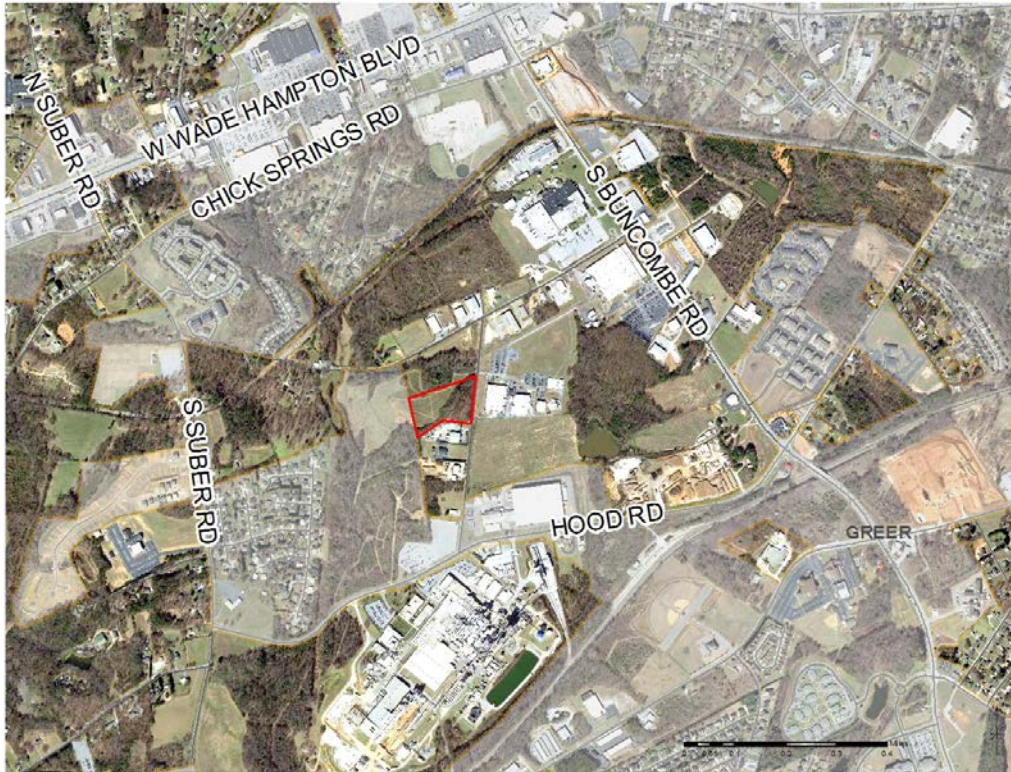
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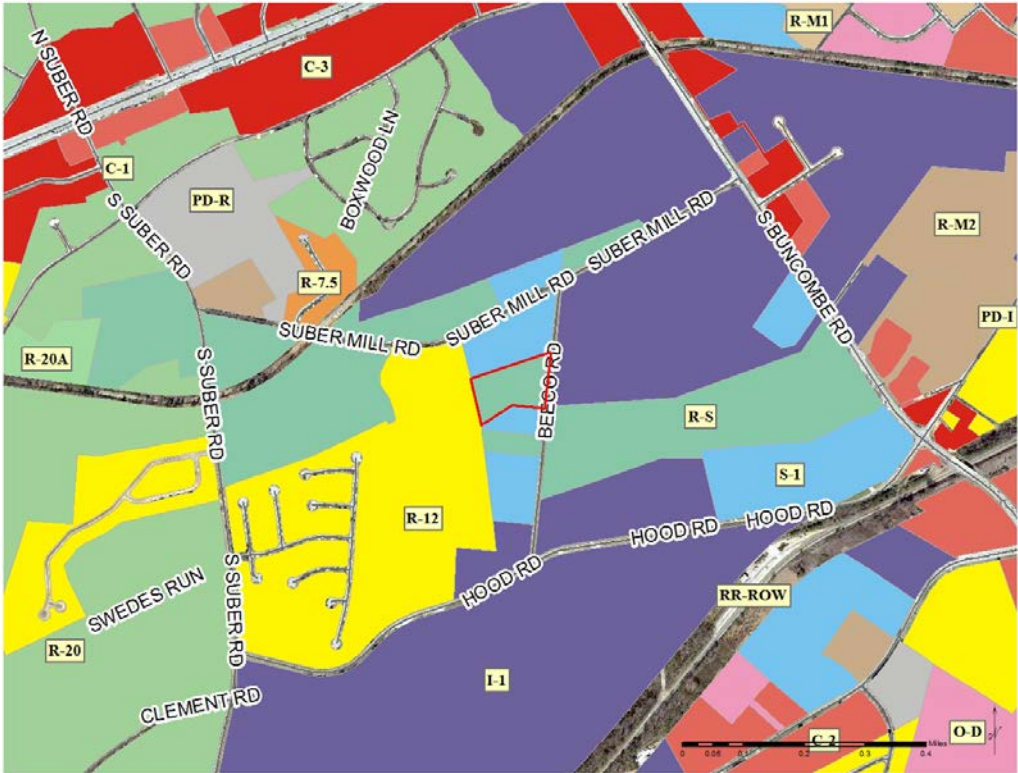
CONCLUSION:

The subject site is located along an industrialized area of the County with warehouses to the south and east. There is I-1, Industrial to the east and S-1, Service zoning to the north and south of the subject site. Staff is of the opinion rezoning this parcel to S-1, Services would be consistent with the surrounding zoning located in this area.

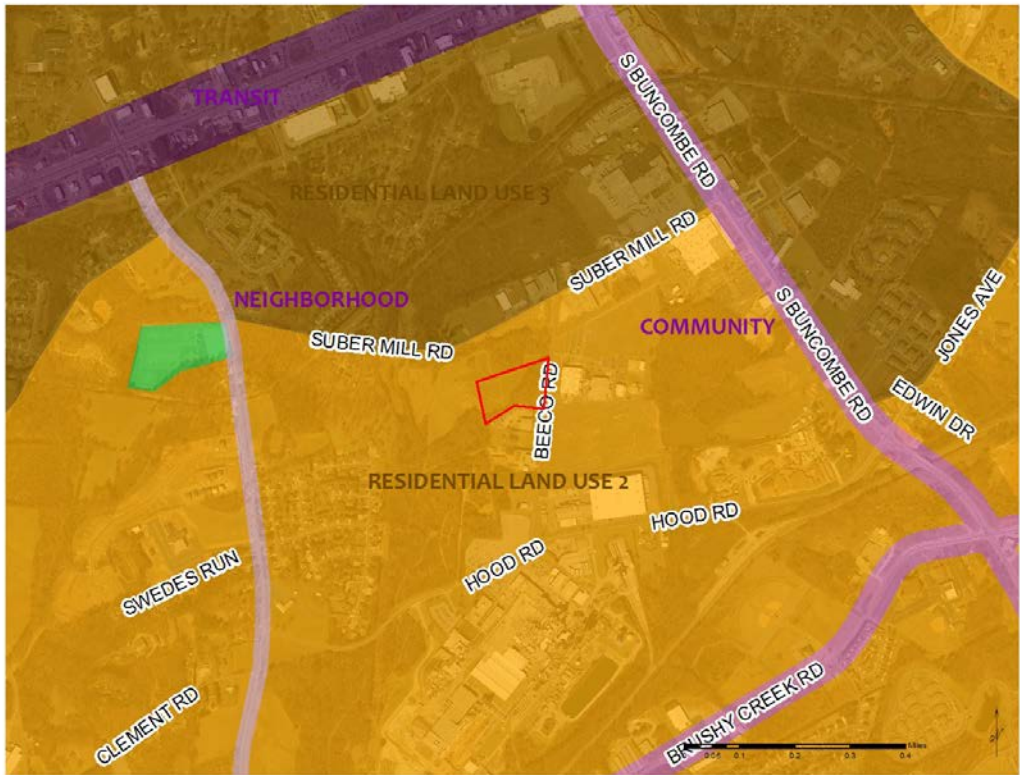
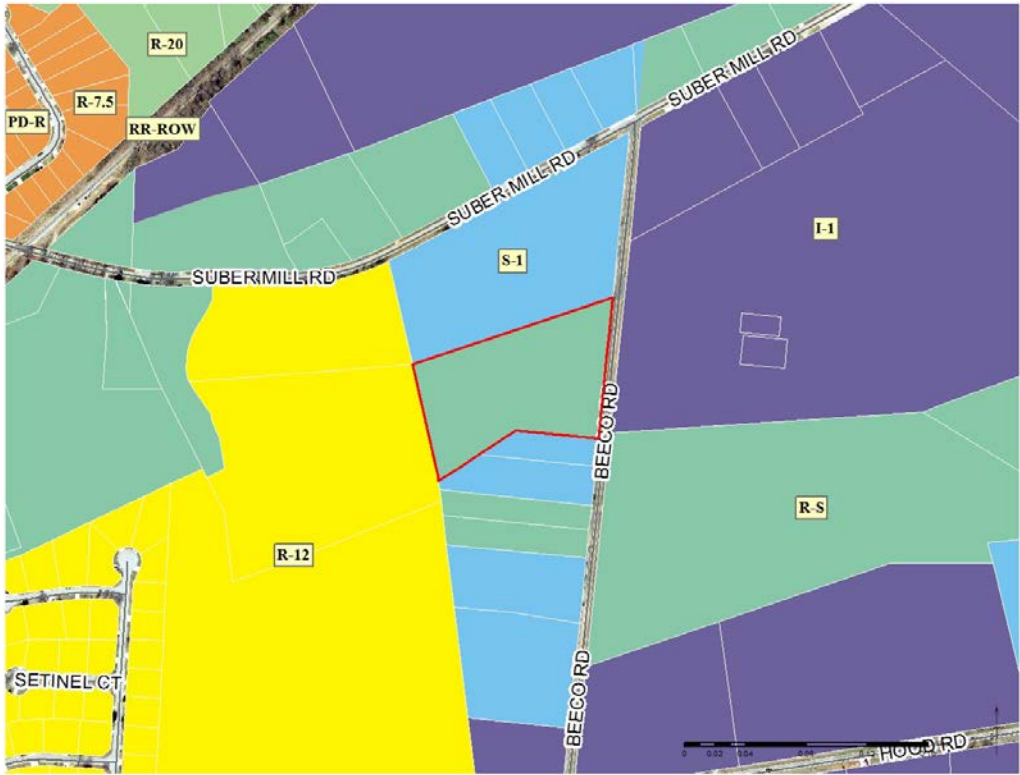
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Aerial Photography, 2017



Zoning Map



Future Land Use Map