

Zoning Docket from May 20, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-33	Juan G. Rodriguez Old Easley Highway 0233000100200, 0233000100300, 0233000100400, & 0233000100500 R-S, Residential Suburban to S-1, Services	23	Denial	Denial 5/22/19	Denial 6/3/19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to sell supplies for concrete, masonry and mulch • Relocation of existing business from 104 Pendleton Road • The business would sell supplies already made there <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Need to band together for good business • Has an objection to the zoning, not land uses • Noise and trucks are not ideal for area • Would like to see a park or residential land use • The property should be zoned with forethought <p>2) Resident</p> <ul style="list-style-type: none"> • Concerned about sprawl • Respect is needed for grave-side services • Opposes this site location for this business <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject parcels are designated as Residential Land Use 3 in the Imagine Greenville Comprehensive Plan, prescribing an ideal density of 6 or more units per acre. However, this property is not adjacent to any residential uses, nor is the property itself currently used for residential purposes. Floodplain is not present on this property. Currently, the Route 2 bus provides access to transit for these parcels. When the route changes, per the Comprehensive Operations Analysis, Route 2 will continue to provide transit services to this area.</p> <p>SUMMARY:</p> <p>The subject parcels zoned R-S, Residential Suburban, are 4.58 acres of property located on Old Easley Highway approximately 0.14 miles east of the intersection of White Horse Road and Old Easley Highway. The parcels have approximately 670 feet of frontage along Old Easley Highway. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is to make concrete products such as blocks and pavers.</p> <p>CONCLUSION:</p> <p>The subject site is located off of Old Easley Highway, a five-lane arterial road. The Imagine Greenville Comprehensive Plan recommends Residential Land Use, but no residential land use is present. Staff is of the opinion the requested rezoning to S-1, Services for the use to make concrete products would</p>					

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	<p>not be appropriate based on its close proximity to the cemetery. Staff also has concerns that some of the uses permitted in S-1 would not be appropriate for the abutting land use and may have a negative impact on the area.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>
Staff Report	<p>On June 3, 2019 the applicant requested to amend docket CZ-2019-33 to C-3, Commercial Zoning.</p>
P&D Meeting	<p>On June 3, 2019 Planning and Development Committee amended docket CZ-2019-33 from S-1, Services to C-3, Commercial per the applicants request.</p>