

**Zoning Docket from January 14, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-01	William F. Brown 2317 W. Blue Ridge Drive 0135000700100 (portion) C-1, Commercial to C-2, Commercial	23	Approval	Approval 1/23/19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Cant store tires outside</li> <li>• Needs indoor storage per new regulations</li> <li>• Not permitted in C-1</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b> This property falls under the final-draft-stage City View Neighborhood Plan. In that yet-to-be-approved plan, the front part of the property is identified as part of a services corridor, which runs all along West Blue Ridge Drive. The back portion of the property is a combination of both the services corridor and residential. A tire and muffler shop has been operating on the front of the property for a number of years; the change to C-2 for the back portion of the property would allow for expansion. On the other hand, the current C-1 zoning allows for a transition between the services corridor and the existing residential uses.</p> <p><b>SUMMARY:</b> The subject parcel zoned C-1, Commercial, is 0.18 acres of property located on West Blue Ridge Drive approximately 0.3 miles southwest of the intersection of West Blue Ridge Drive and West Parker Road. The parcel has approximately 170 feet of frontage along West Blue Ridge Drive and 125 feet of frontage along 1<sup>st</sup> Avenue. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states the proposed land use is for a tire store. A muffler, exhaust, and tire shop exists now on the front part of the property, and the owner recently approached the County about putting another building on this portion of the site.</p> <p><b>CONCLUSION:</b> The subject site is surrounded by R-7.5, Single-Family Residential zoning and C-2, Commercial zoning. This portion of the parcel zoned C-1, Commercial was originally zoned C-1 in 2002. Since the rezoning in 2002, this parcel was combined with the existing C-2, Commercial zoning parcel. The requested zoning is now a portion of a larger parcel zoned C-2. The portion of the parcel zoned C-2 is an existing tire store. Staff believes rezoning this portion of the parcel would have minimal impact to the surrounding community and would bring this portion of the parcel into conformance with the existing C-2 portion of the parcel.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

**DOCKET NUMBER:** CZ-2019-01

**APPLICANT:** William F. Brown

**PROPERTY LOCATION:** 2317 W. Blue Ridge Drive

**PIN/TMS#(s):** 0135000700100 (portion)

**EXISTING ZONING:** C-1, Commercial

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 0.18

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-7.5, Single-Family Residential in June 1996, as the City View area became unincorporated. The property reverted to the County as R-7.5, Single-Family Residential. There was a successful C-1, Commercial rezoning request in 2002, CZ-2002-06.

**EXISTING LAND USE:** automobile service garage

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	C-2	service garage

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Community Corridor*, which are described as a near-balance of residential and nonresidential uses. They are characterized by greater intensity of traffic, speed, and use than a Neighborhood Corridor.

**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	C-1	12 units/acre	0.18	2 units
Requested	C-2	16 units/acre		2 units

A successful rezoning will not add dwelling units.

**ROADS:** West Blue Ridge Drive: five lane State-maintained minor arterial  
 1<sup>st</sup> Avenue: two-lane State-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
West Blue Ridge Drive	1040' S	21,200	21,200 0%	25,400 +19.8%
Bramlett Road	1,890' SE	2,600	2,500 -3.8%	3,100 +24%

**ANALYSIS:**

This property falls under the final-draft-stage City View Neighborhood Plan. In that yet-to-be-approved plan, the front part of the property is identified as part of a services corridor, which runs all along West Blue Ridge Drive. The back portion of the property is a combination of both the services corridor and residential. A tire and muffler shop has been operating on the front of the property for a number of years; the change to C-2 for the back portion of the property would allow for expansion. On the other hand, the current C-1 zoning allows for a transition between the services corridor and the existing residential uses.

**SUMMARY:**

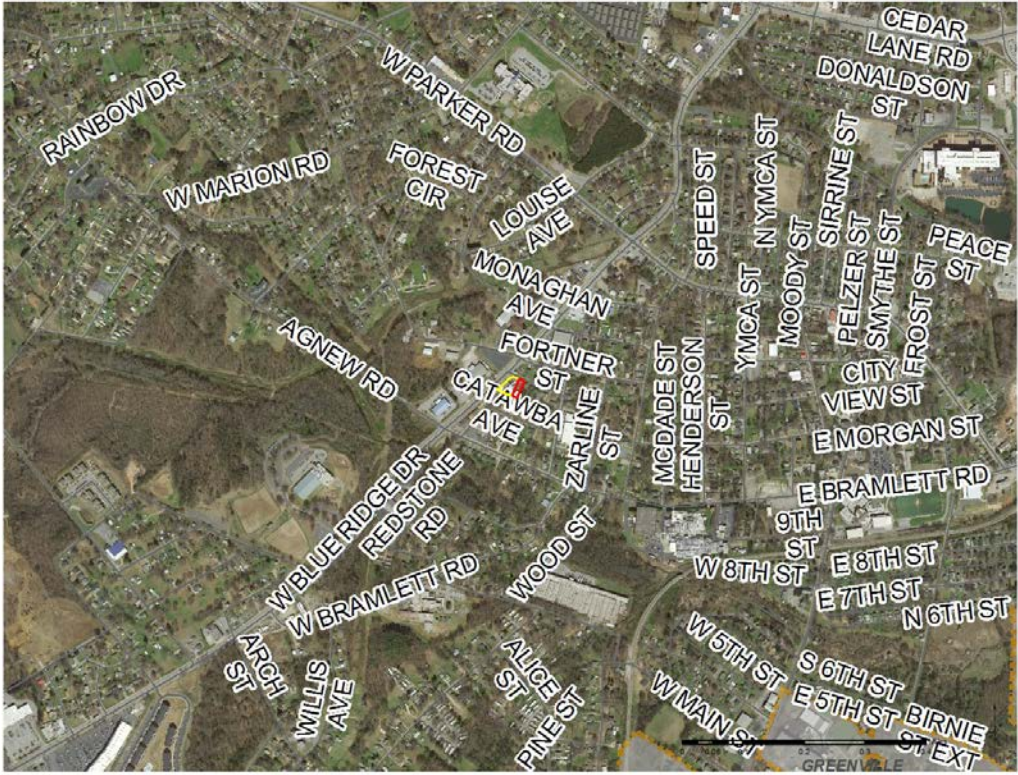
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**CONCLUSION:**

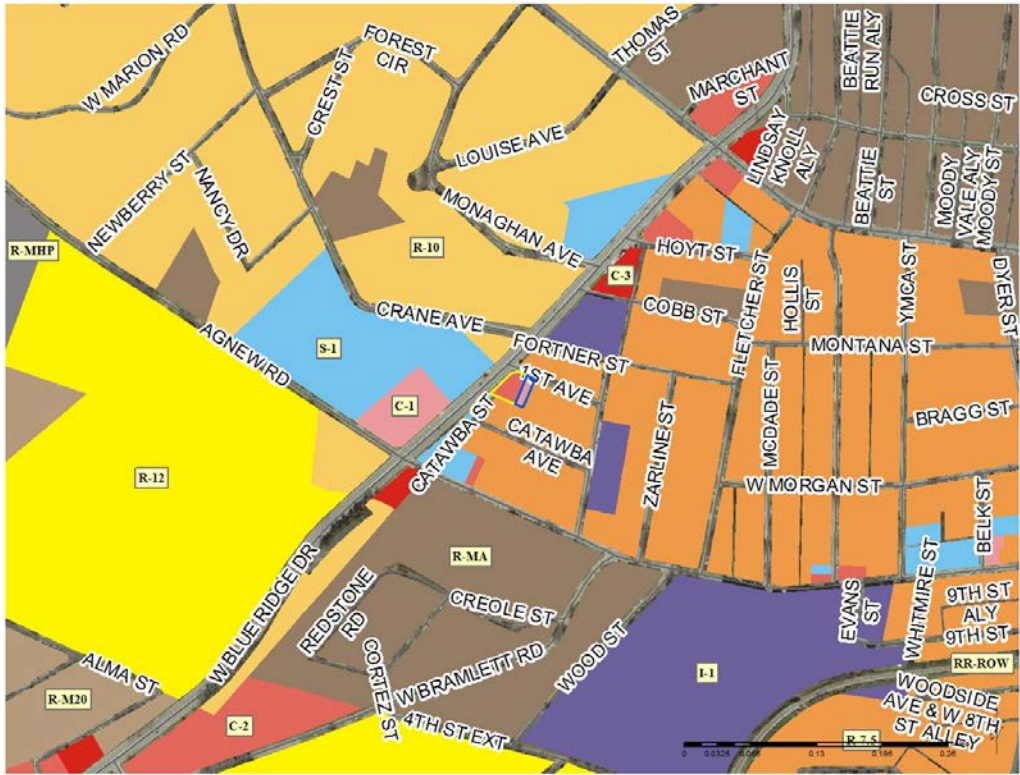
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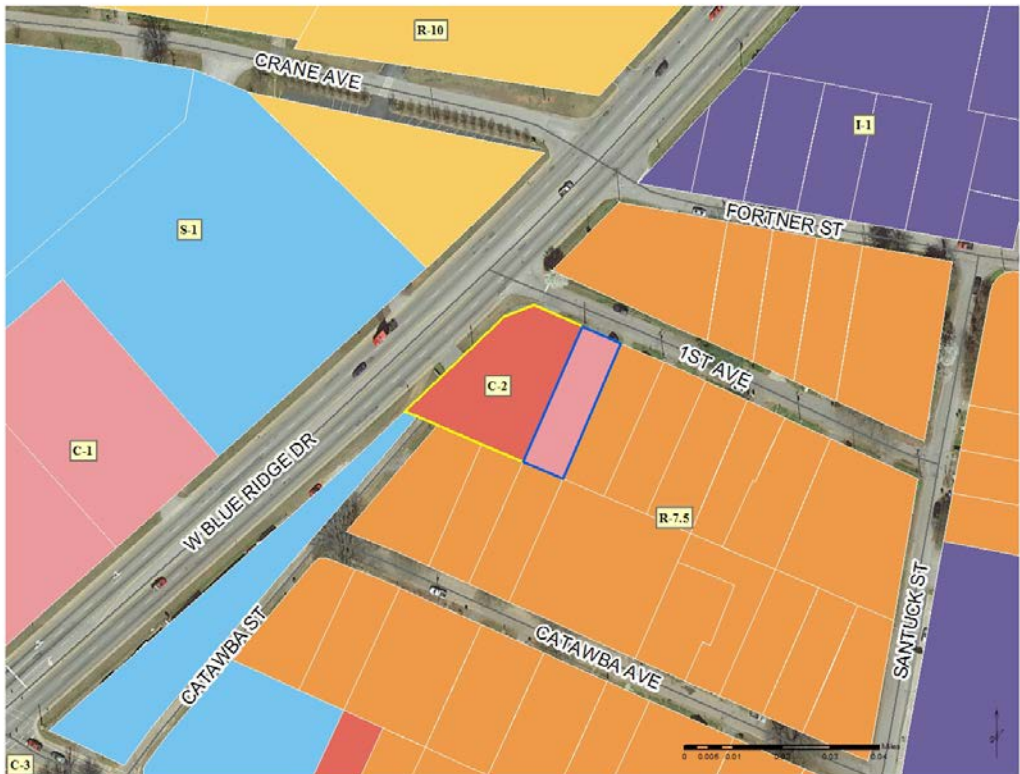


Aerial Photography, 2018





Zoning Map





Future Land Use Map