

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2019-09	Adam Artigliere for S & H Simpsonville, LLC 930 NE Main Street (Simpsonville) 0297000102600 (portion) C-1, Commercial to C-2, Commercial	27	Approval	Approval 1/23/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Would clear up split zoning and allow for marketing of the property • Currently a vacant Rite-Aid <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>ANALYSIS: The adjacent County zoning to the northwest is also C-2, and C-2 is supported by the <u>Imagine Greenville</u> Comprehensive Plan. The property is currently developed with a vacant Rite Aid drugstore. The property is surrounded on three sides by the City of Simpsonville.</p> <p>SUMMARY: The portion of the subject parcel is zoned C-1, Commercial, and is 0.94 acres of property located on Northeast Main Street in Simpsonville, approximately 0.05 miles southeast of the intersection of Highway 14 and Northeast Main Street. The parcel has approximately 230 feet of frontage along Northeast Main Street and 40 feet of frontage along Highway 14. The applicant is requesting to rezone the portion of the parcel to C-2, Commercial.</p> <p>The applicant states the proposed land use is for commercial retail.</p> <p>CONCLUSION: The subject site is surrounded by commercial land uses and zoning. Staff is of the opinion the requested rezoning to C-2, Commercial is appropriate based on the surrounding land uses and zoning. The requested zoning is also consistent with the <u>Imagine Greenville</u> County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

DOCKET NUMBER: CZ-2019-09

APPLICANT: Adam Artigliere for S & H Simpsonville, LLC

PROPERTY LOCATION: 930 NE Main Street (Simpsonville)

PIN/TMS#(s): 0297000102600 (portion)

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.94

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned C-2, Commercial, in June 1983, as part of Area 5.

EXISTING LAND USE: vacant retail

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	retail, convenience store and gas station
East	B-G	retail (City of Simpsonville)
South	B-G	retail (City of Simpsonville)
West	B-G	retail and vacant wooded land (City of Simpsonville)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Sub-Regional Center*, which is defined as a commercial area serving multiple surrounding neighborhoods and the larger community for daily or weekly trips. Higher density suburban or urban residential could also be anticipated.

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	0.94	11 units
Requested	C-2	16 units/acre		15 units

A successful rezoning may add up to 4 dwelling units.

ROADS: Northeast Main Street: five-lane State-maintained minor arterial
Highway 14: five-lane State-maintained minor arterial

Location of Traffic Count	Distance to Site	2011	2014	2017

TRAFFIC:

NE Main Street	2,470' NW	18,900	17,000 -10.1%	22,100 +30.0%
N Maple Street	1,784' S	3,900	3,600 -7.7%	4,200 +16.7%

ANALYSIS:

The adjacent County zoning to the northwest is also C-2, and C-2 is supported by the Imagine Greenville Comprehensive Plan. The property is currently developed with a vacant Rite Aid drugstore. The property is surrounded on three sides by the City of Simpsonville.

SUMMARY:

The portion of the subject parcel is zoned C-1, Commercial, and is 0.94 acres of property located on Northeast Main Street in Simpsonville, approximately 0.05 miles southeast of the intersection of Highway 14 and Northeast Main Street. The parcel has approximately 230 feet of frontage along Northeast Main Street and 40 feet of frontage along Highway 14. The applicant is requesting to rezone the portion of the parcel to C-2, Commercial.

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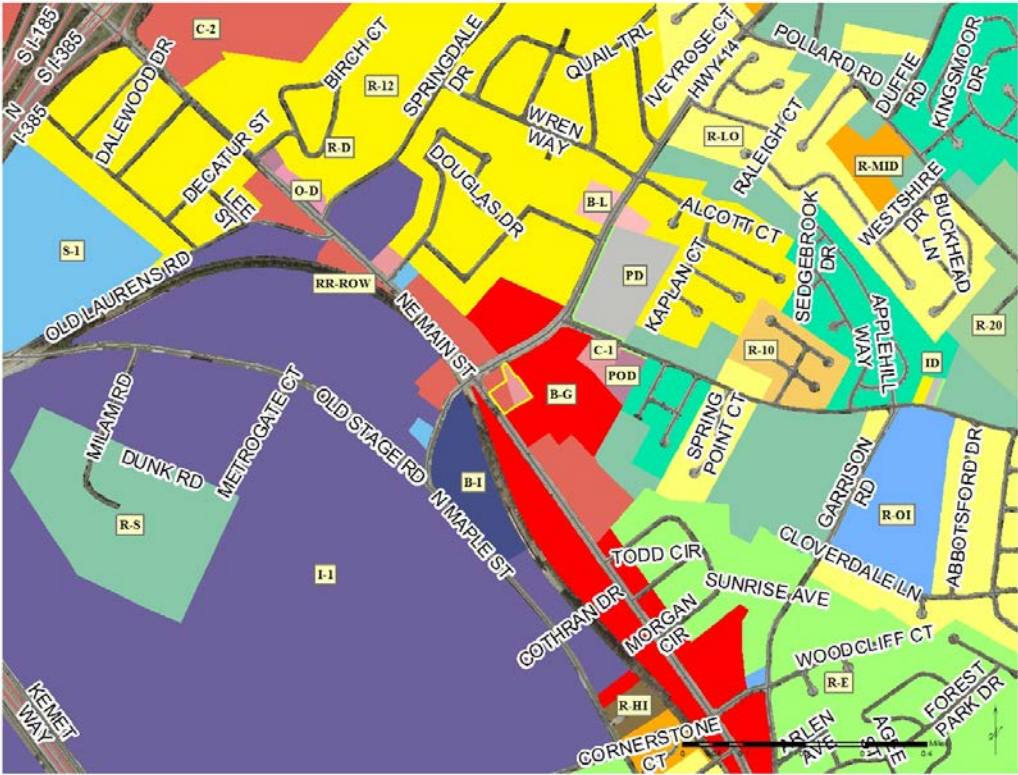
CONCLUSION:

The subject site is surrounded by commercial land uses and zoning. Staff is of the opinion the requested rezoning to C-2, Commercial is appropriate based on the surrounding land uses and zoning. The requested zoning is also consistent with the Imagine Greenville County Comprehensive Plan.

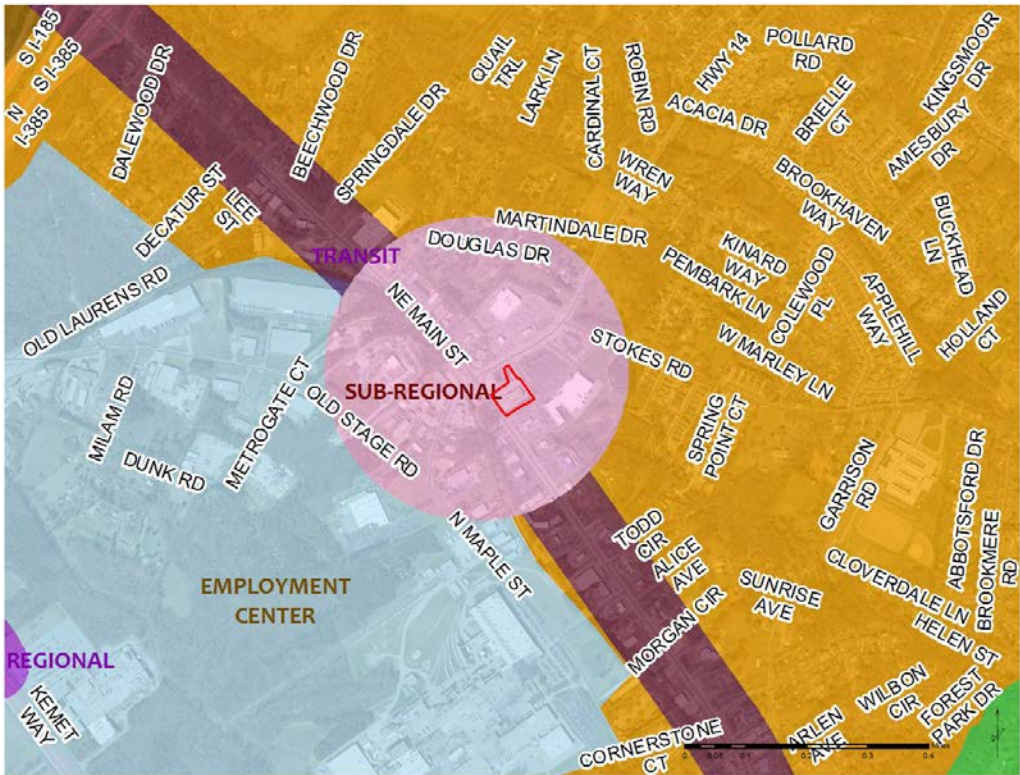
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Aerial Photography, 2018



Zoning Map



Future Land Use Map