

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-10	Nelli William and Ryan Beaton for SC Propco LLC Ebenezer Road 0530010102100 O-D, Office District to C-3, Commercial	21	Denial	Denial 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></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • The facility is being used by Guardian Products across the street • Has no economic value now • Floodplain limits the use of the property • Greater market at C-3 than O-D • Feels it's a commercial corridor • Feels the commercial vehicle wrapping is a low intensity use and is compatible <p>2) Applicant</p> <ul style="list-style-type: none"> • Prospective buyer • This would double his shop size • Owns local business and does vehicle wrapping • No noise, no chemicals, no traffic would be generated • Would keep the vegetation and would not do any big changes on the property • FRD is not an option for him <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Would radically change the site, especially unforeseen circumstances • Wants an FRD for future protection • Nothing like this business in the area • It's a narrow road that is subject to cut-through traffic • Concerned for Rocky Creek protection • Batesville Mill site is adjacent • Wants public access to the creek and the historic sites <p>2) Resident</p> <ul style="list-style-type: none"> • Concerned with the allowed uses • Tree farm adjacent to the property • Wildlife in the area • Historic mills and churches in the area • The road is only 16.5 feet wide <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 6 Emails</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject site is located in a <i>Sub-Regional Center</i>, which is generally centrally located within a community. The center is designated to service multiple surrounding neighborhoods and the larger community. The area would be characterized by community-scale stores such as grocery stores,</p>					

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restaurants and boutiques; higher density residential could also be expected. Floodplain is also present along the southern portion of this property.

SUMMARY:

The subject parcel zoned O-D, Office District, is 4.94 acres of property located on Ebenezer Road approximately 0.25 miles southeast of the intersection of Pelham Road and Highway 14. The parcel has approximately 350 feet of frontage along Ebenezer Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for commercial amusements, animal shelters, cabinet/carpentry shop, nursing care facilities, firework stands, hospitals, museums, pawn shop, recording studios, sign manufacturing or storage.

CONCLUSION:

The subject site, building and land use is currently grandfathered in as a storage facility. Rezoning to C-3 zoning would allow for a change in size of the existing storage building or additional uses such as an automotive service facility, a restaurant, communication towers, or rental. Staff is of the opinion that the current zoning of O-D, Office district is the appropriate zoning for the subject site. The surrounding land uses consist of single-family residences, vacant wooded land and a parking lot with R-S, Residential Suburban; Office District; and C-1, Commercial zoning. Staff believes rezoning the parcel to C-3, Commercial would not be consistent with the surrounding zoning or land uses.

Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.

DOCKET NUMBER: CZ-2019-10

APPLICANT: Nelli William and Ryan Beaton for SC Propco LLC

PROPERTY LOCATION: Ebenezer Road

PIN/TMS#(s): 0530010102100

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-3, Commercial

ACREAGE: 4.94

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was a successful O-D, Office District rezoning request in 2000, CZ-2000-64. There was an unsuccessful S-1, Services rezoning request in 2018, CZ-2018-61.

EXISTING LAND USE: warehouse/storage

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1 and R-S	parking lot and vacant land
East	R-S	single-family residential
South	R-S	single-family residential
West	O-D	vacant wooded land

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*.

ROADS: Ebenezer Road: two-lane County-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Highway 14	6,530' SW	12,100	10,800 -10.7%	14,800 +37.0%

ANALYSIS:

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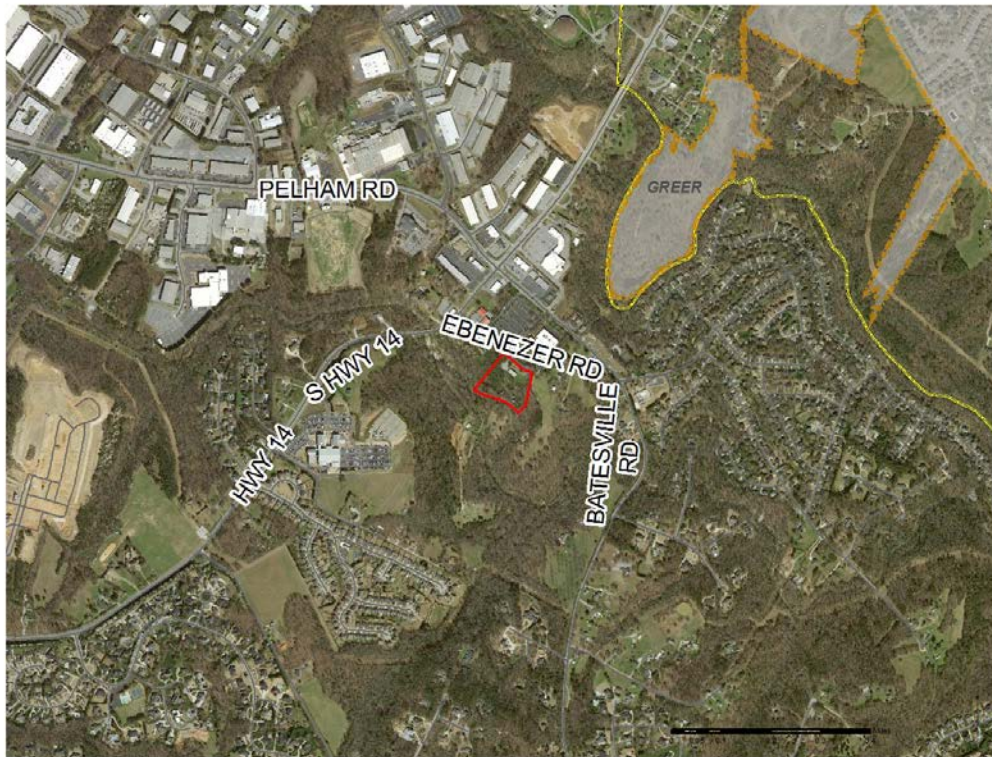
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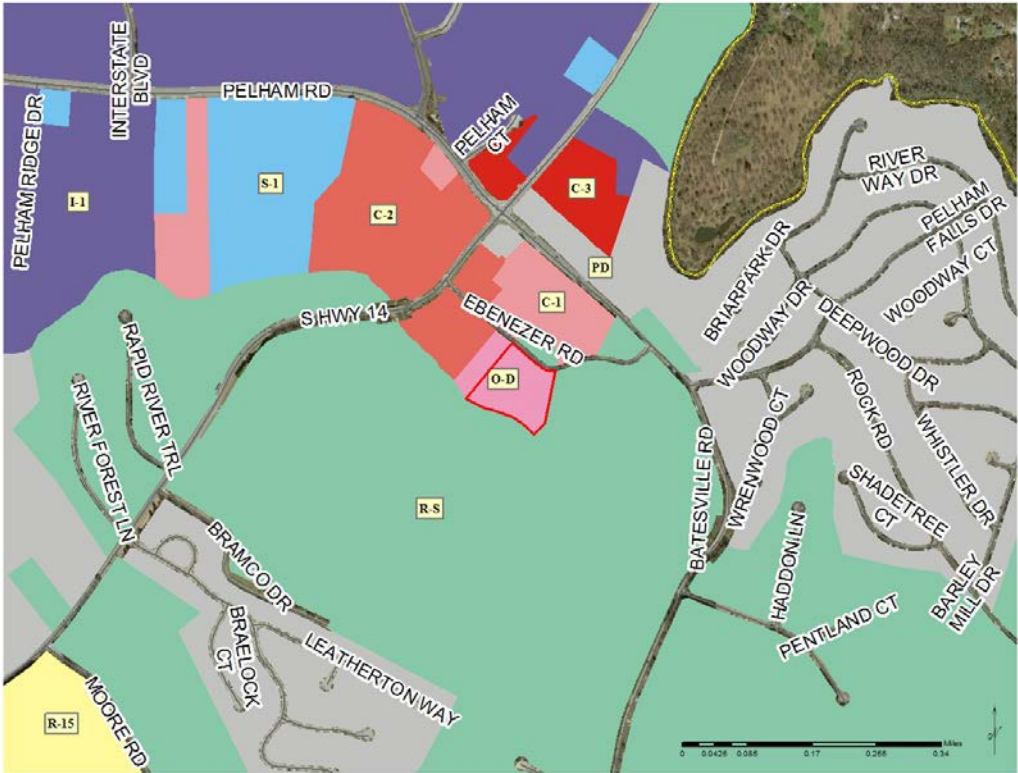
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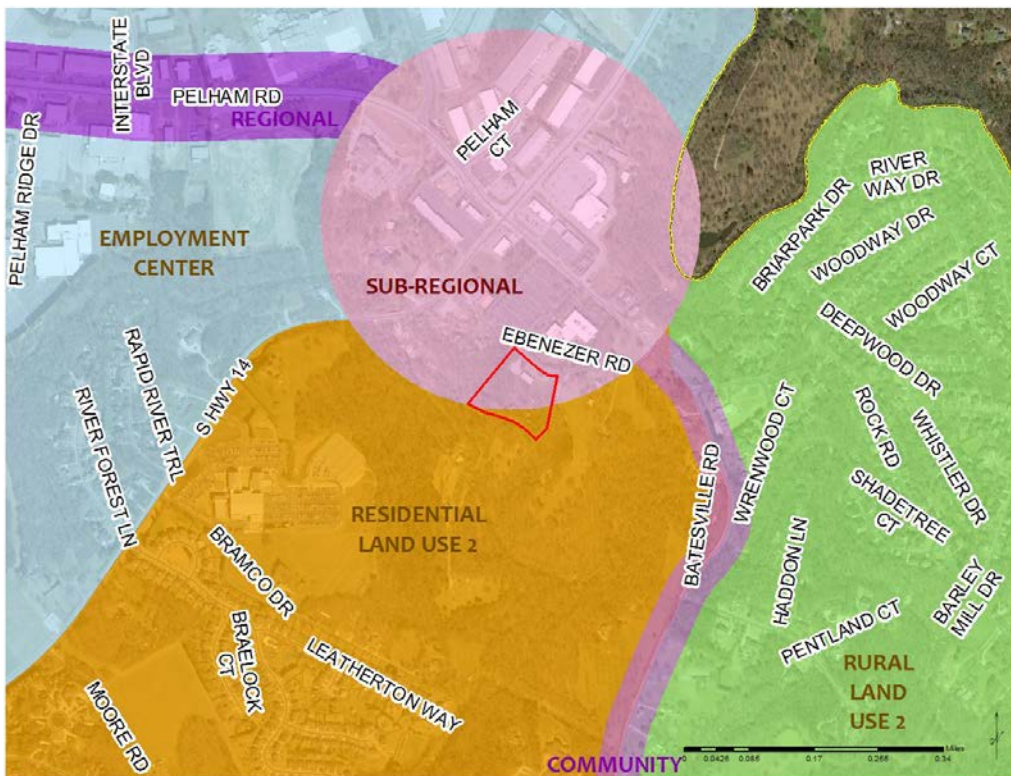
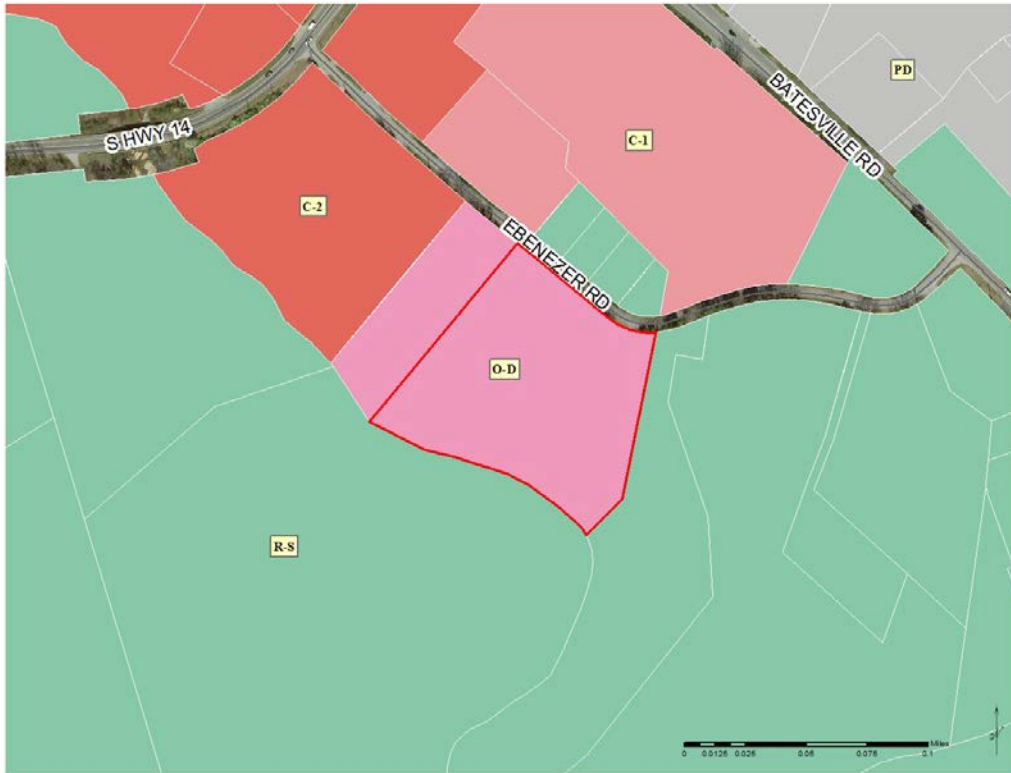
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Aerial Photography, 2018



Zoning Map



Future Land Use Map