

Zoning Docket from February 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-18	Chad Stepp for SJJ Property Development, LLC and Business Park Properties, LLC Fork Shoals Road 0420000101200 (portion) and 0420000101600 (portion) C-2, Commercial to S-1, Services	25	Approval	Approval 02/27/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 18, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Own 3 surrounding properties • Want to reinvest in the area and put a business there • 124,000sqft building could go on this site <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: At this time there is no transit in the area. The subject site is a part of the Conestee Community Plan recommending mixed use and service type uses such as warehousing, staging and light industrial. A portion of 0420000101600 was successfully rezoned to S-1, Services in 1997, CZ-1997-43.</p> <p>SUMMARY: The subject parcel zoned C-2, Commercial, is 6.65 acres of property located on Fork Shoals Road approximately 0.75 miles southeast of the intersection of White Horse Road Extension and Fork Shoals Road. The parcel has approximately 775 feet of frontage along Fork Shoals Road, 525 feet of frontage along Standing Springs Road and 420 feet of frontage along Business Park Court. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for industrial/service and wholesaling, warehousing, flex space and distribution.</p> <p>CONCLUSION: The subject site is surrounded by mainly S-1, Services zoning to the east, south and west, with C-2, Commercial zoning to the north. Single-Family Residential, storage and vacant land uses abut the site. Staff is of the opinion that this rezoning request to S-1, Services would be consistent with the surrounding zoning and land uses. The requested zoning is also consistent with the Conestee Community Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					

DOCKET NUMBER: CZ-2019-18

APPLICANT: Chad Stepp for SJJ Property Development, LLC and Business Park Properties, LLC

PROPERTY LOCATION: Fork Shoals Road

PIN/TMS#(s): 0420000101200 (portion) and 0420000101600 (portion)

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 6.65

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1971, as part of Area 2.

EXISTING LAND USE: storage and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	vacant wooded land
East	S-1	storage and vacant land
South	S-1	single-family residential
West	S-1	single-family residential, storage and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Conestee Community Plan, designated as *Service and Mixed Use*.

ROADS: Fork Shoals Road: two-lane State-maintained major collector
 Standing Springs Road: two-lane State-maintained major collector
 Business Park Court: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Fork Shoals Road	790' S	7,300	6,800 -6.8%	8,300 22%

ANALYSIS:

At this time there is no transit in the area. The subject site is a part of the Conestee Community Plan recommending mixed use and service type uses such as warehousing, staging and light industrial. A portion of 0420000101600 was successfully rezoned to S-1, Services in 1997, CZ-1997-43.

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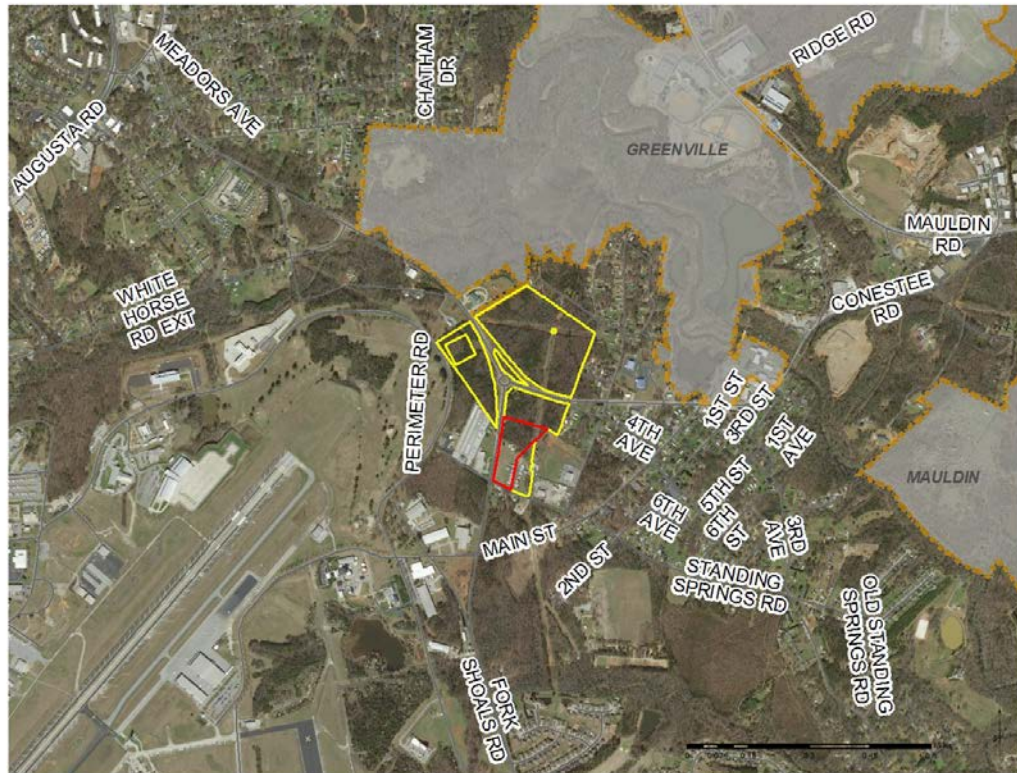
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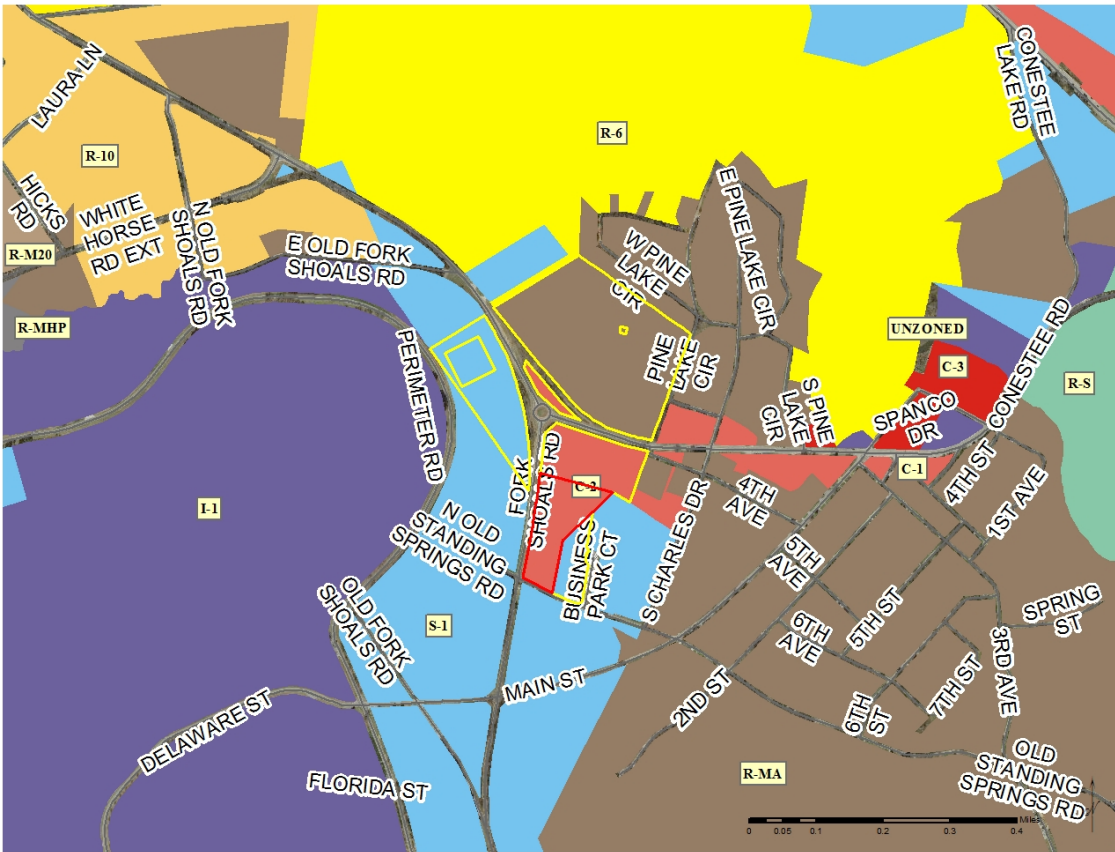
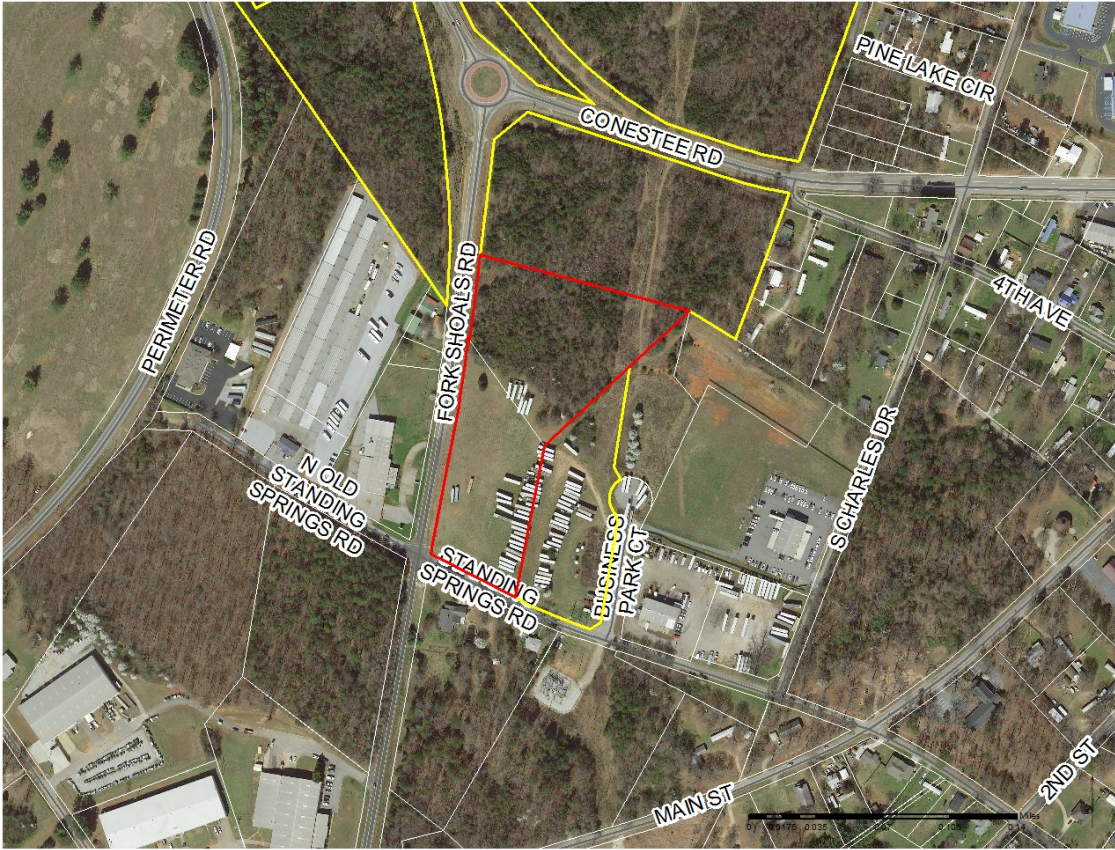
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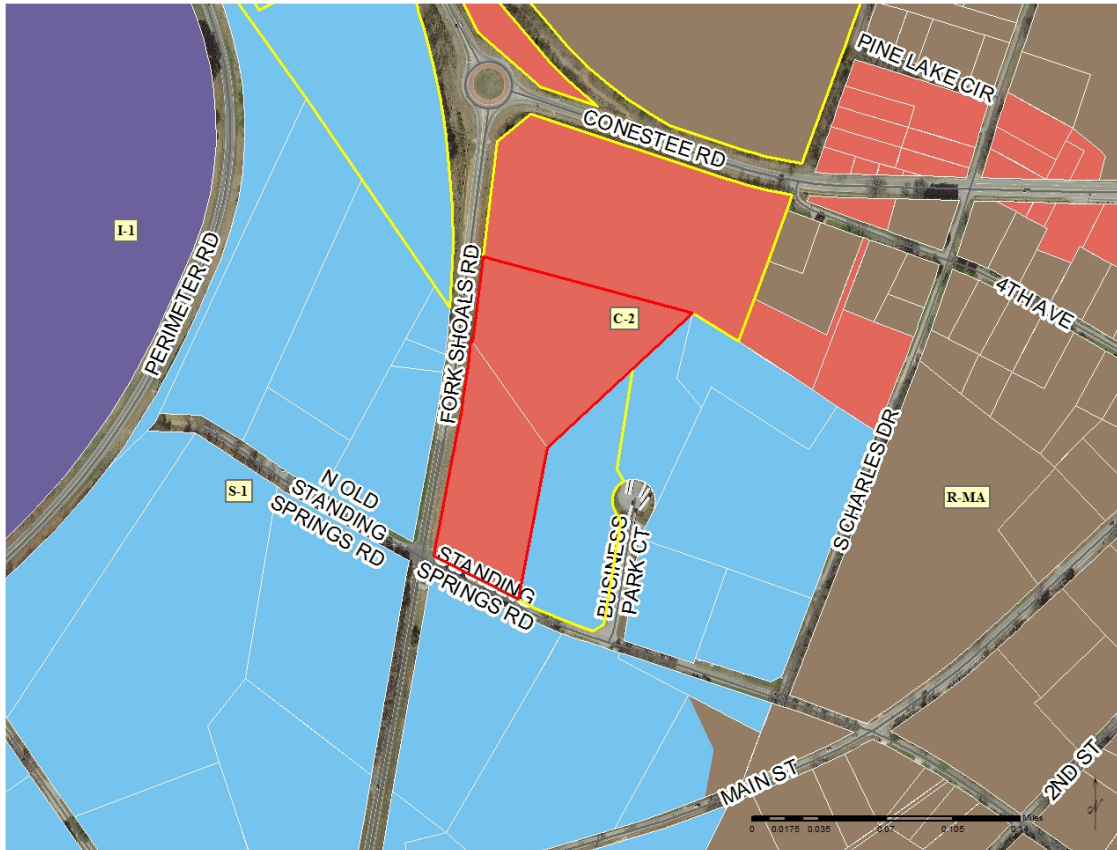
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Aerial Photography, 2018




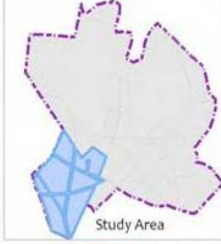
Zoning Map






SERVICE SECTOR






Study Area



The Service Sector of Conestee is one of the many locations adjacent to SCTAC. These areas include support businesses for aerospace, automobile manufacture and the pharmaceutical industries.

Further development of SCTAC into more intense automotive research will make the Conestee Service Sector even more popular for new and expanding support businesses.

Even with some challenging terrain, this area has ample space for expansion and new development. Together with ample local and interstate road access, this location is ideal for warehousing, staging, and light manufacturing.

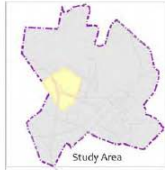


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Future Land Use Map, Conestee Community Plan



WEST GATEWAY



Legend

potential development

multi-family

mixed-use

potential land uses

SCTAC entrance

greenway



The West Gateway has been the subject of much attention during this planning exercise. A traffic circle (or roundabout), among the first installed in the county, was recently constructed to improve safety on Fork Shoals Road and Conestee Road.

This area has a high potential for development. The tracts of land surrounding the roundabout are under single ownership and together they offer a potential location for a wide variety of uses like mixed-use and residential developments in support of SCTAC/ CU-ICAR operations. The mixed-use footprint area as shown is over 200,000 square feet and the multi-family footprint is about 24,000 square feet with a potential for multiple floors. The park space proposed here is over two acres in size.

This area is a well-traveled corridor that lends itself nicely to community identification and way-finding opportunities. SCTAC has voiced interest in considering a formal entrance at the roundabout.