

Zoning Docket from March 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-23	Darrell J. Kellett, Manager for Kellett 4 LLC 3010 Fork Shoals Road 0585010100301 C-1, Commercial to S-1, Services	25	Approval	Approval 3/27/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 18, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Manages property • Would like to rezone to put a boat and RV storage facility on 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: The subject site is located in the <u>South Greenville Area Plan</u>, with a designation of Commercial, which recommends commercial/retail land uses to the customers traveling by automobile along major thoroughfares. Public Transit is not available in this area. Floodplain is not present on this parcel.</p> <p>SUMMARY: The subject parcel zoned C-1, Commercial, is 3.23 acres of property located on Fork Shoals Road approximately 0.05 miles south of the intersection of Fork Shoals Road and West Georgia Road. The parcel has approximately 294 feet of frontage along Fork Shoals Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for R.V. and boat storage lot.</p> <p>CONCLUSION: The subject site is located near the intersection of West Georgia Road and Fork Shoals Road, with commercial and service zoning surrounding this area. The surrounding land uses consist of vacant wooded land, warehouse, service garage, convenience store and gas stations and a junkyard. Staff is of the opinion the requested zoning to S-1, Services is appropriate based on the surrounding zoning and land uses.</p> <p>Based on these reason staff recommends approval of the requested rezoning to S-1, Services.</p>					

DOCKET NUMBER: CZ-2019-23

APPLICANT: Darrell J. Kellett, Manager for Kellett 4 LLC

PROPERTY LOCATION: 3010 Fork Shoals Road

PIN/TMS#(s): 0585010100301

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 3.23

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-1, Commercial in August 2000, as part of Area 14.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	C-1 and C-3	convenience store and gas station and vacant wooded land
South	S-1	service garage
West	R-R1	junkyard

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated as a *Commercial*.

ROADS: Fork Shoals Road: two-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Fork Shoals Road	2,745.6' N	5,400	4,300 -20.3%	5,500 27.9%

ANALYSIS:

The subject site is located in the South Greenville Area Plan, with a designation of Commercial, which recommends commercial/retail land uses to the customers traveling by automobile along major thoroughfares. Public Transit is not available in this area. Floodplain is not present on this parcel.

SUMMARY:

The subject parcel zoned C-1, Commercial, is 3.23 acres of property located on Fork Shoals Road approximately 0.05 miles south of the intersection of Fork Shoals Road and West Georgia Road. The parcel has approximately 294 feet of frontage along Fork Shoals Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for R.V. and boat storage lot.

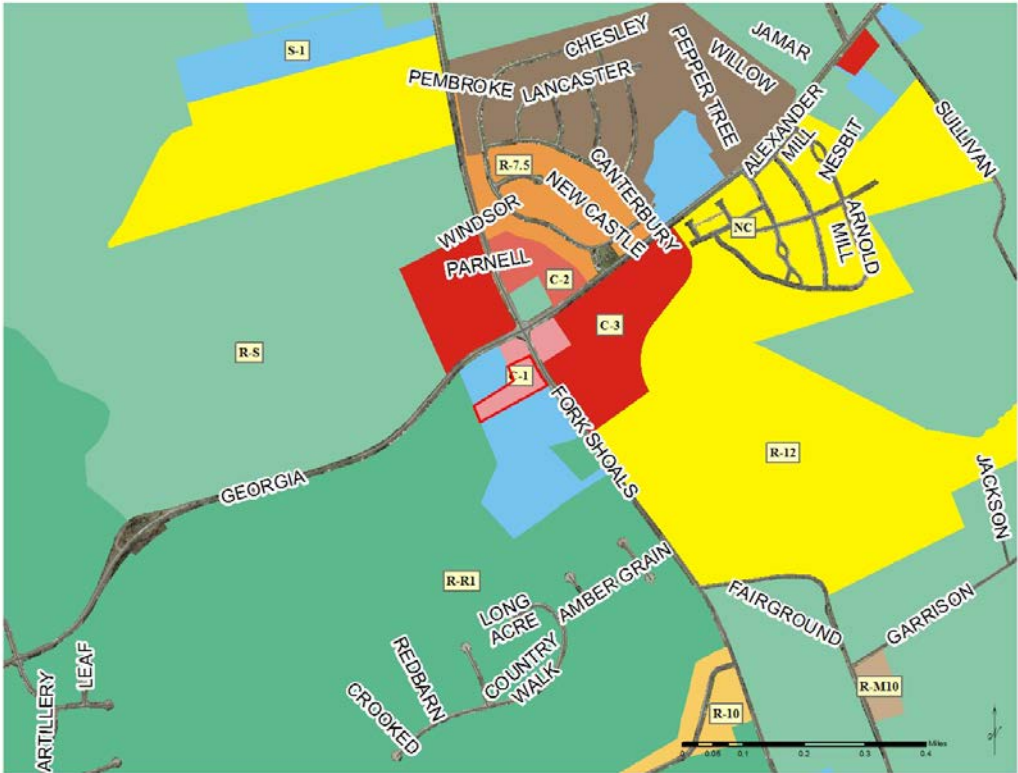
CONCLUSION:

The subject site is located near the intersection of West Georgia Road and Fork Shoals Road, with commercial and service zoning surrounding this area. The surrounding land uses consist of vacant wooded land, warehouse, service garage, convenience store and gas stations and a junkyard. Staff is of the opinion the requested zoning to S-1, Services is appropriate based on the surrounding zoning and land uses.

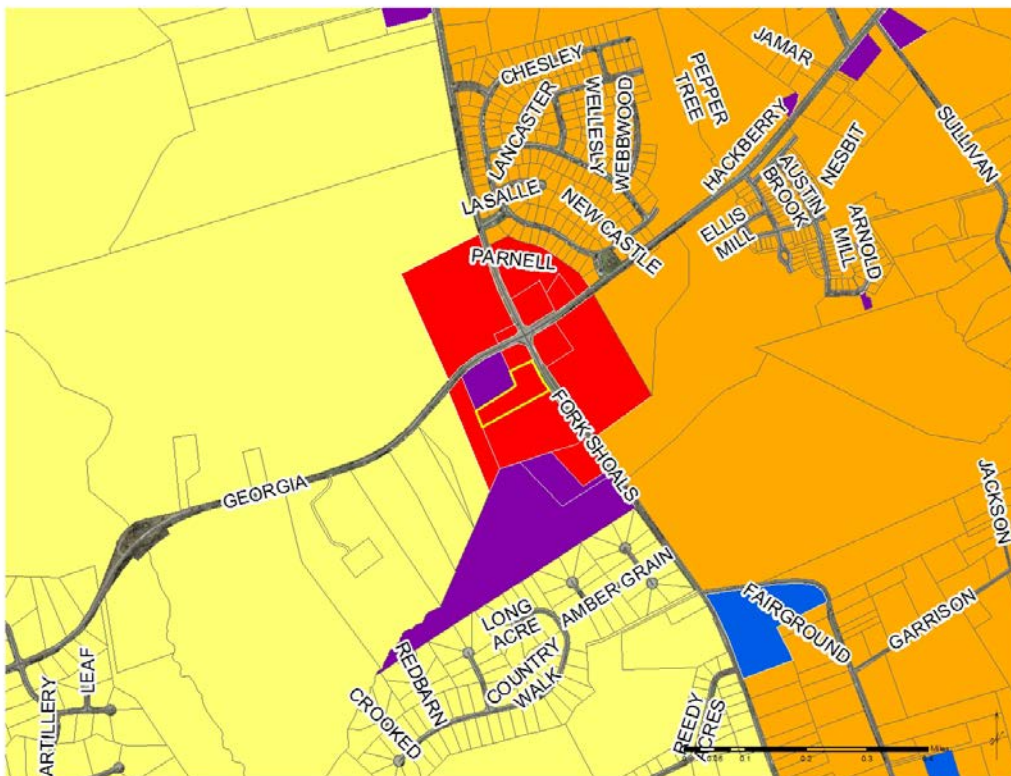
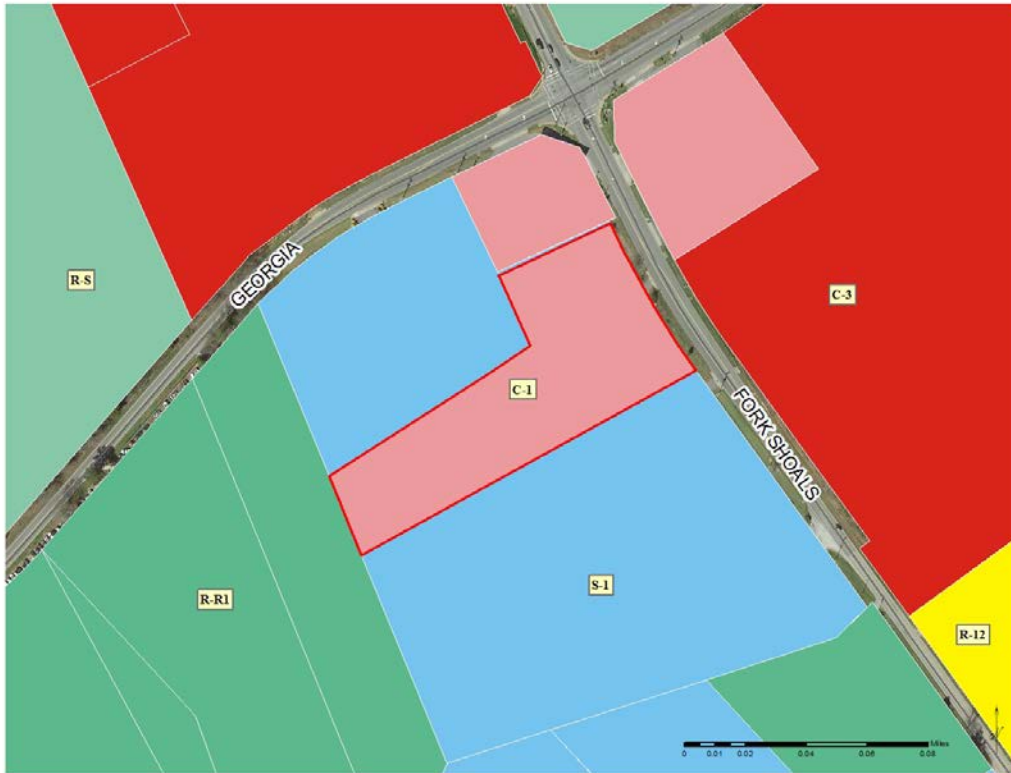
Based on these reason staff recommends approval of the requested rezoning to S-1, Services.



Aerial Photography, 2018



Zoning Map



South Greenville Area Plan, Future Land Use Map