

**Zoning Docket from March 18, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-24	John Daniel Lattimore for Monroe Free, Habitat for Humanity of Greenville 3033 Wade Hampton Boulevard T030000500601 C-2, Commercial to C-3, Commercial	20	Approval	Approval 3/27/19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Habitat for Humanity is committed to doubling their output</li> <li>• Rezoning essential to build prefab homes</li> <li>• Would help support affordable housing</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> Applicant 2/1/19</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject parcel is designated a <i>Transit Corridor</i> in the <u>Imagine Greenville</u> Comprehensive Plan. Transit Corridors such as this have varying form and function, such as tall buildings oriented to the street to typical suburban shorter buildings with larger setbacks.</p> <p>This property was also part of a successful rezoning request in 1990, CZ-1990-129, in which the property was rezoned from S-1, Services to C-2, Commercial.</p> <p>Additionally, the rear of the subject parcel falls within FEMA floodplain zone AE, meaning that this portion of the parcel could be subject to flooding.</p> <p>Public transit is available in this area with Routes 5 and 11 running along both Wade Hampton Boulevard and Tappan Drive.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned C-2, Commercial is 5.79 acres of property located on Wade Hampton Boulevard approximately 0.7 miles southwest of the intersection of Wade Hampton Boulevard and Rutherford Road. The parcel has approximately 30 feet of frontage along Wade Hampton Boulevard and 930 feet of frontage along Tappan Drive. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for carpentry to allow pre-fabricated construction of elements used for their homes.</p> <p><b>CONCLUSION:</b></p> <p>The subject site is currently zoned C-2, Commercial and a rezoning to C-3, Commercial would allow for the use of carpentry. The subject site is surrounded mainly by commercial and is located along a seven-lane arterial road. Staff believes rezoning this parcel to C-3, Commercial is appropriate based on the surrounding zoning and land uses, and its location along a major road. The requested zoning is</p>					

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	<p>also consistent with the <u>Imagine Greenville</u> Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>
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**DOCKET NUMBER:** CZ-2019-24

**APPLICANT:** John Daniel Lattimore for Monroe Free, Habitat for Humanity of Greenville

**PROPERTY LOCATION:** 3033 Wade Hampton Boulevard

**PIN/TMS#(s):** T030000500601

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

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 5.79

**COUNCIL DISTRICT:** 20 – Cates

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in May 1970, as part of Area 1. There was a successful C-2, Commercial District rezoning request in 1990, CZ-1990-129.

**EXISTING LAND USE:** retail

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	warehouses and government facility
East	C-2 and S-1	retail, automotive service facility and recreation
South	C-2	retail and restaurant
West	C-2	retail, restaurant and automobile sales

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Wade Hampton Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as a *Transit Corridor*.

**ROADS:** Wade Hampton Boulevard: seven-lane State-maintained principal arterial  
Tappan Drive: two-lane County-maintained local road

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Wade Hampton Boulevard	4,600' NE	32,900	31,400 -4.5%	36,300 15.6%

**ANALYSIS:**

The subject parcel is designated a *Transit Corridor* in the Imagine Greenville Comprehensive Plan. Transit Corridors such as this have varying form and function, such as tall buildings oriented to the street to typical suburban shorter buildings with larger setbacks.

This property was also part of a successful rezoning request in 1990, CZ-1990-129, in which the property was rezoned from S-1, Services to C-2, Commercial.

Additionally, the rear of the subject parcel falls within FEMA floodplain zone AE, meaning that this portion of the parcel could be subject to flooding.

Public transit is available in this area with Routes 5 and 11 running along both Wade Hampton Boulevard and Tappan Drive.

**SUMMARY:**

The subject parcel zoned C-2, Commercial is 5.79 acres of property located on Wade Hampton Boulevard approximately 0.7 miles southwest of the intersection of Wade Hampton Boulevard and Rutherford Road. The parcel has approximately 30 feet of frontage along Wade Hampton Boulevard and 930 feet of frontage along Tappan Drive. The applicant is requesting to rezone the property to C-3, Commercial.

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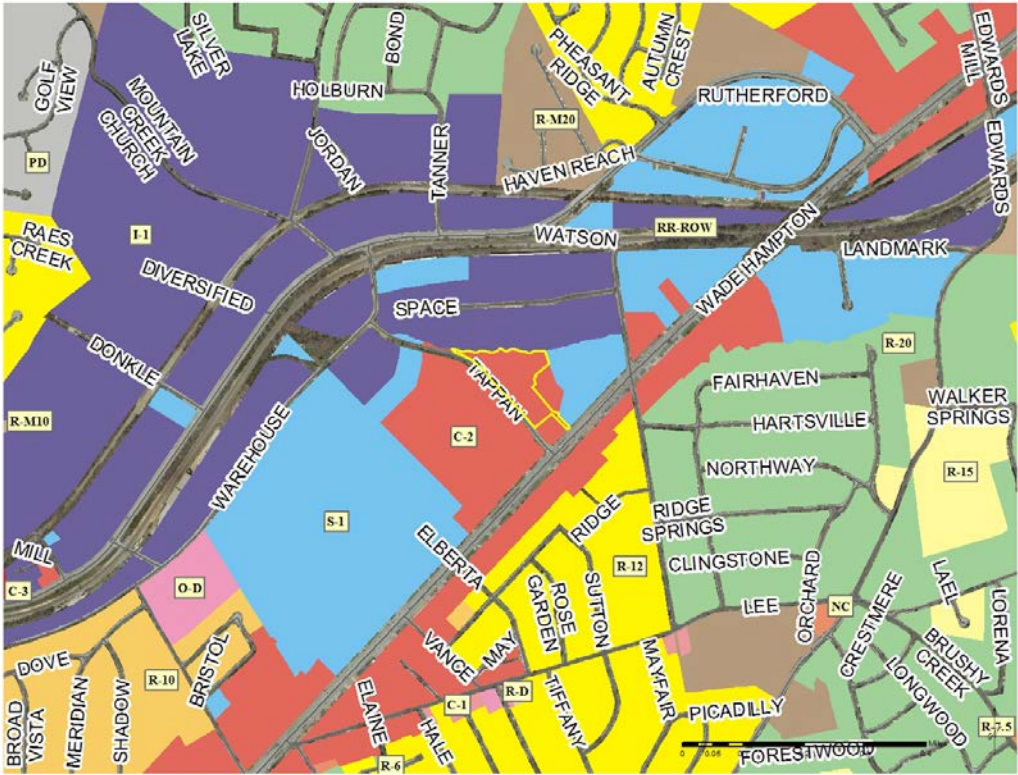
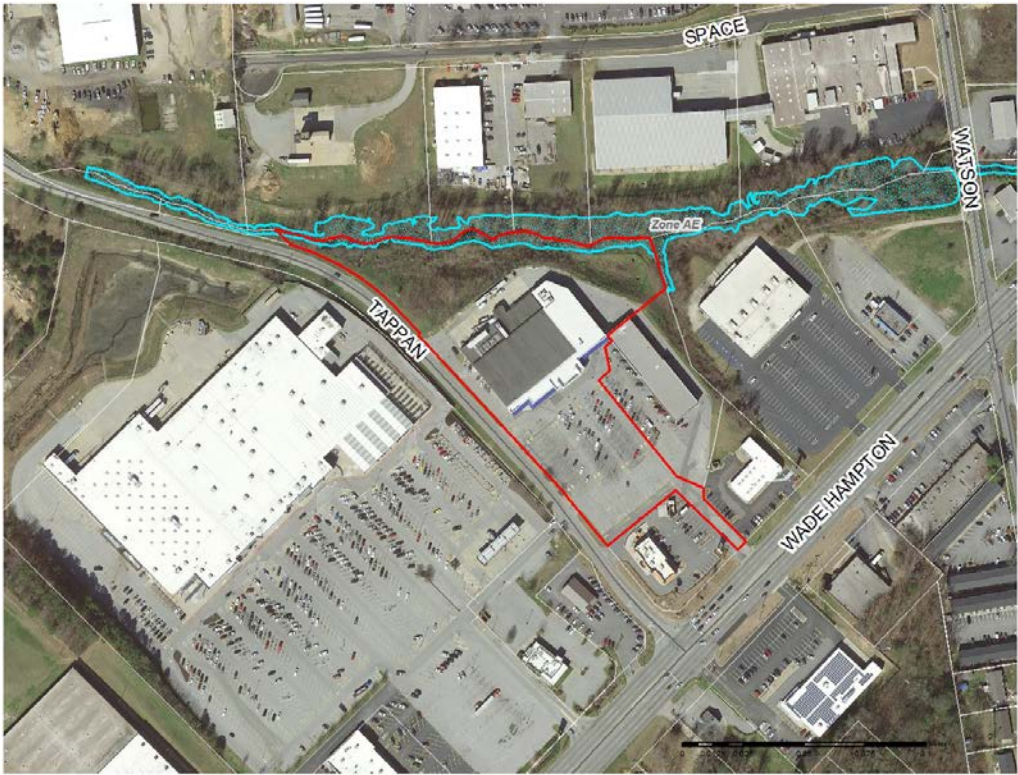
**CONCLUSION:**

The subject site is currently zoned C-2, Commercial and a rezoning to C-3, Commercial would allow for the use of carpentry. The subject site is surrounded mainly by commercial and is located along a seven-lane arterial road. Staff believes rezoning this parcel to C-3, Commercial is appropriate based on the surrounding zoning and land uses, and its location along a major road. The requested zoning is also consistent with the Imagine Greenville Comprehensive Plan.

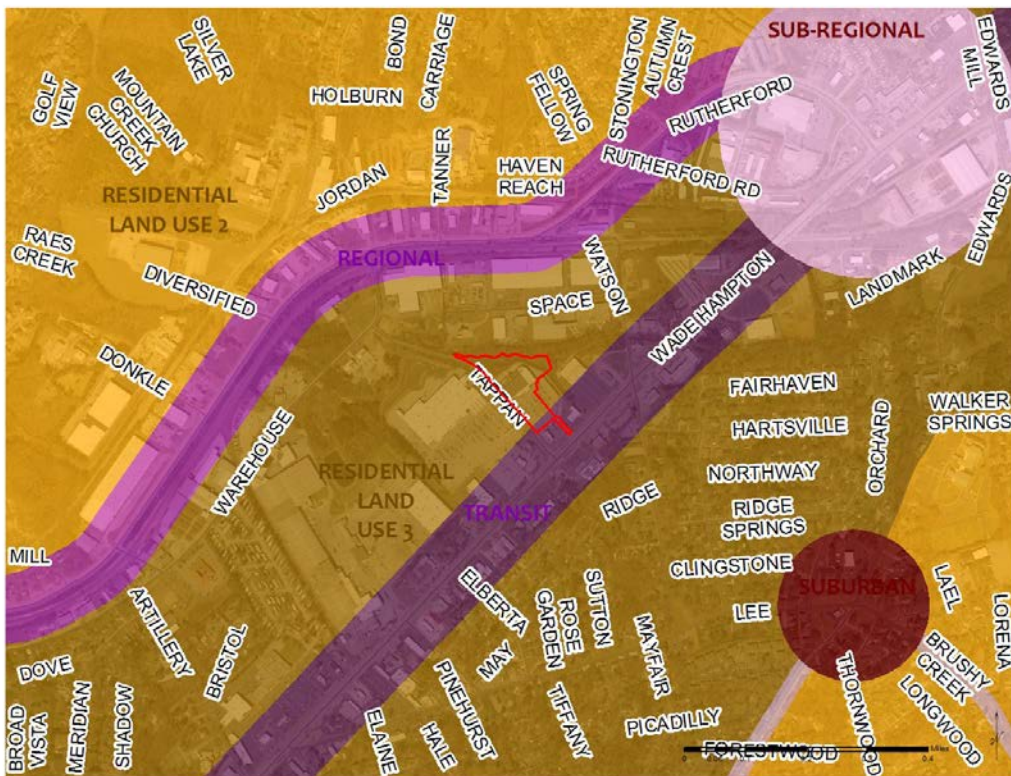
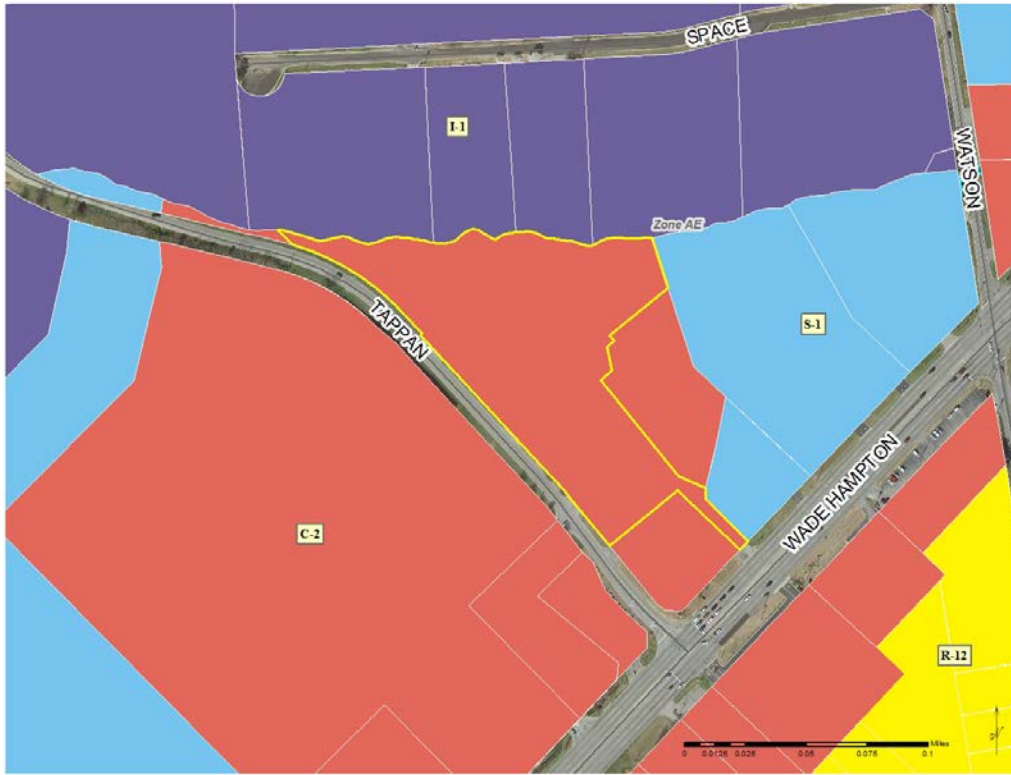
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Aerial Photography, 2018



Zoning Map



Future Land Use Map