

Zoning Docket from July 15, 2019 Public Hearing

Docket Number		CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-46	Chris Key for Daryl Bryan Huskey 1804 Roper Mountain Road and 425 Feaster Road 0539020102110 (portion) I-1 , Industrial to C-1, Commercial	21	Approval	Approval 7-24-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 15, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Owner of Greenville Martial Arts • Has been in business for 12 years • Outgrew facility located across the street • Request is a down-zoning • Fits in as a neighborhood commercial business • Split zoning necessary for the nature of the lot <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan, designated as a <i>Suburban Community Center</i>. According to the <u>Imagine Greenville</u> Comprehensive plan <i>Suburban Community Centers</i> are centrally located within a neighborhood and designed to serve the surrounding residents for daily uses. Additionally, these areas are usually characterized by small-scale, convenience-oriented retail and services, serving medium to high density residential.</p> <p>According to the same plan, the subject property is also located along a <i>Neighborhood Corridor</i>. Neighborhood Corridors are distinguished as being predominately residential in form and function but do allow for some limited nonresidential use. Traffic speeds for these corridors are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.</p> <p>Lastly, the subject parcel is also designated in the <u>Imagine Greenville</u> Comprehensive Plan as being part of an <i>Employment Center</i>. Employment Centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores. With such a high concentration of jobs, medium to high density workforce housing may also be appropriate within these centers.</p> <p>Floodplain is not present on the parcel. There is also no public transportation in the area and no sidewalks present.</p> <p>SUMMARY:</p> <p>The subject parcel zoned I-1, Industrial, is 0.8 acres of property located on Feaster Road approximately 0.62 miles southeast of the intersection of Roper Mountain Road and Garlington Road. The parcel has approximately 345 feet of frontage along Feaster Road and 150 feet of frontage along Roper Mountain Road. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states the proposed land use is for a martial arts business.</p>					

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CONCLUSION:

The subject site is located in an area where service, industrial and commercial type uses are present along the west side of Roper Mountain Road. The subject site is also located within a *Suburban Community Center* and an *Employment Center*. Both of which are intended to service the surrounding community and generally consist of service and retail uses. Staff is of the opinion the requested zoning is appropriate based on the surrounding land uses and that it is consistent with the Imagine Greenville Comprehensive Plan. Staff also believes the requested zoning will have minimal impact on the surrounding community.

Based on these reasons staff recommends approval or the requested rezoning to C-1, Commercial.

DOCKET NUMBER: CZ-2019-46

APPLICANT: Chris Key for Daryl Bryan Huskey

PROPERTY LOCATION: 425 Feaster Road

PIN/TMS#(s): 0539020102110 (portion)

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.8

COUNCIL DISTRICT: 21 - Roberts

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2. The subject parcel has had no previous rezoning cases.

EXISTING LAND USE: warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouse and automotive sales and service
East	R-S	single-family residential
South	PD	beautician, massage therapist and offices
West	I-1	warehouse and single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Suburban Community Center*. Additionally, the subject property is also along a *Neighborhood Corridor* and is part of an *Employment Center*.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>I-1</i>	<i>0 units/acre</i>	<i>0.8</i>	<i>0 units</i>
Requested	C-3	16 units/acre		12 units

A successful rezoning may add up to 12 dwelling units.

ROADS: Feaster Road: two-lane State-maintained major collector
Roper Mountain Road: three-lane State-maintained minor arterial

Location of Traffic Count	Distance to Site	2011	2014	2018
Roper Mountain Road	2,885' SE	11,000	11,000	13,300

TRAFFIC:

			0%	+20.9%
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According to the same plan, the subject property is also located along a *Neighborhood Corridor*. Neighborhood Corridors are distinguished as being predominately residential in form and function but do allow for some limited nonresidential use. Traffic speeds for these corridors are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

Lastly, the subject parcel is also designated in the Imagine Greenville Comprehensive Plan as being part of an *Employment Center*. Employment Centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores. With such a high concentration of jobs, medium to high density workforce housing may also be appropriate within these centers.

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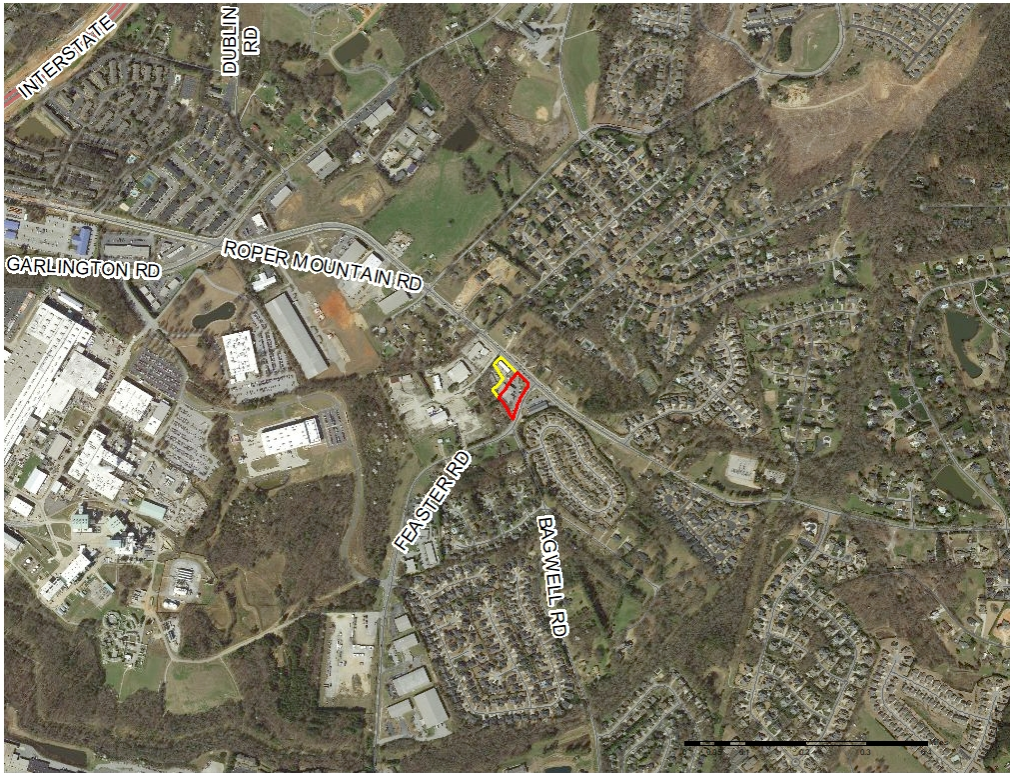
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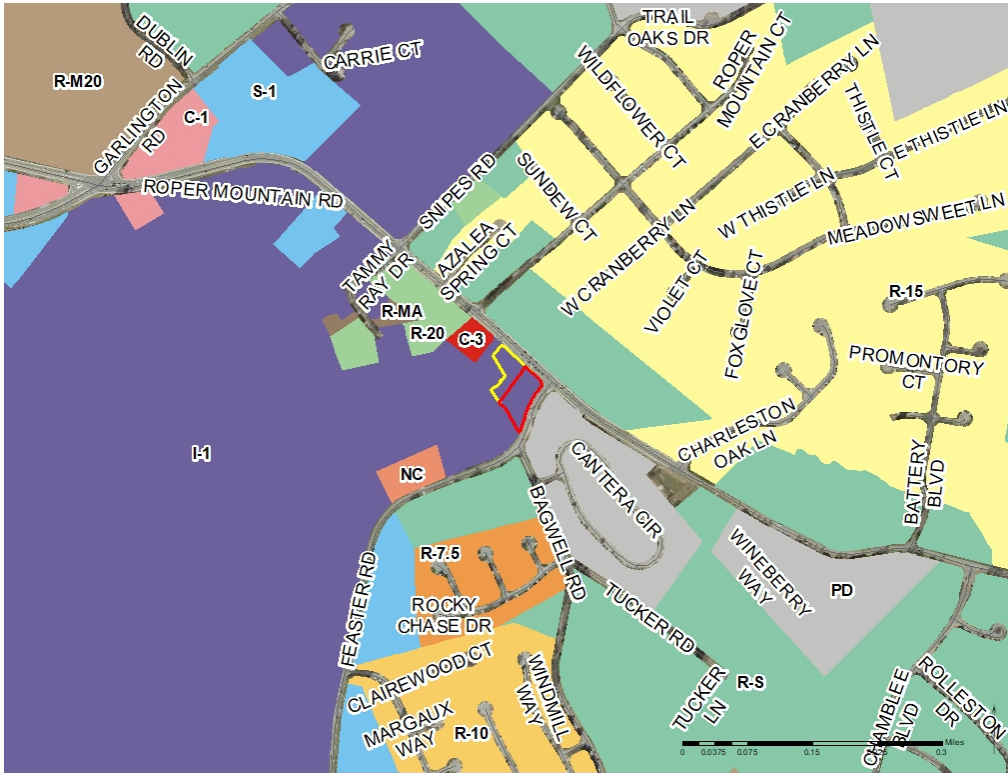
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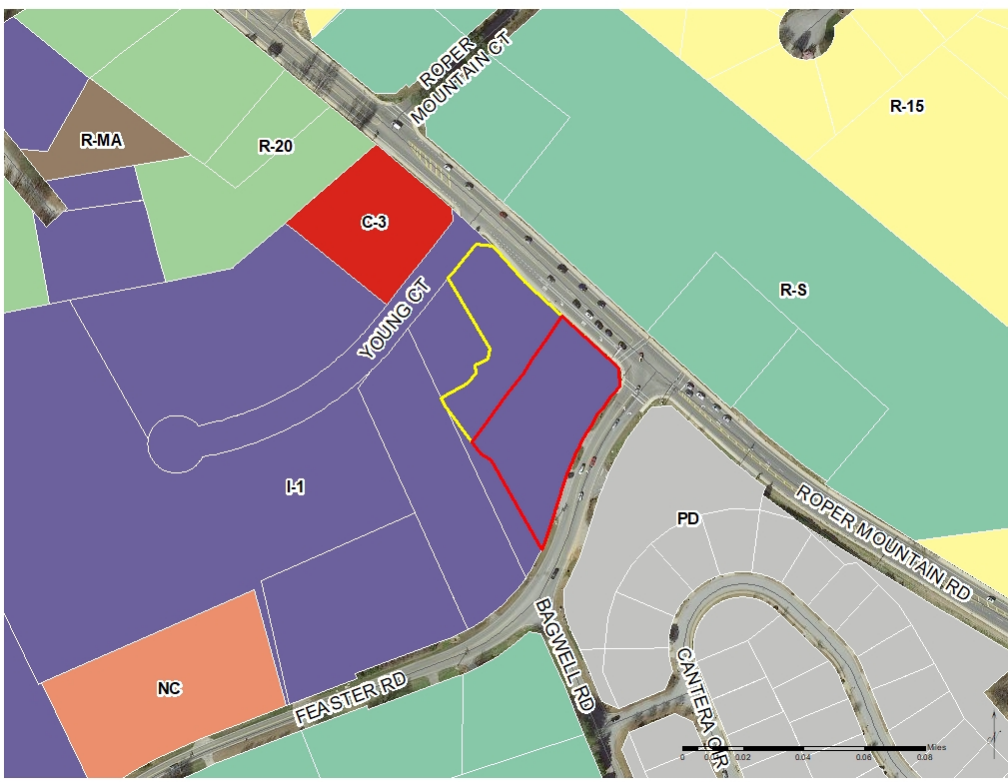


Aerial Photography, 2019





Zoning Map





Future Land Use Map