

**Zoning Docket from January 14, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-47	Terry Howe for Bess M. Hall Locust Hill Road and North Buncombe Road T016000200400 and T016000200401 R-20, Single-Family Residential to C-3, Commercial	18	Denial	Denial 7-24-19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Been in auction business for 35 years</li> <li>• Sold other buildings as business model changed</li> <li>• Needs outside storage for equipment, boats, and cars</li> <li>• Not a night-time business</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b> The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 2</i> which prescribes 3 to 6 units per acre. Additionally, the subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan, designated as a <i>Neighborhood Corridor</i>. Neighborhood Corridors are predominately residential but do allow for some limited nonresidential use. Floodplain is not present on the subject parcels. There is also no public transportation serving this site; and no sidewalks along the subject parcels.</p> <p><b>SUMMARY:</b> The subject parcel zoned R-20, Single-family Residential, is 3.3 acres of property located on both Locust Hill Road and North Buncombe Road approximately 0.6 miles northwest of the intersection of North Buncombe Road and Wade Hampton Boulevard. The parcel has approximately 200 feet of frontage along North Buncombe Road and approximately 355 feet of frontage along Locust Hill Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for an auction house and office.</p> <p><b>CONCLUSION:</b> The subject site is surrounded by R-20, Single-Family Residential zoning and land uses to the north, east and south. There is also a beautician shop zoned C-1, Commercial to the west of the site along with along with a restaurant and a child day care center along this area of Locust Hill Road.</p> <p>Staff has concerns that the requested C-3, Commercial zoning could allow for more intense uses such as, an automobile service facility, mini-warehouses, landscape business, sign painting and manufacturing and a pawn shop. Staff is of the opinion that the requested zoning of C-3 is not appropriate based on the surrounding zoning and land uses.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.</p>					

**DOCKET NUMBER:** CZ-2019-47

**APPLICANT:** Terry Howe for Bess M. Hall

**PROPERTY LOCATION:** Locust Hill Road and North Buncombe Road

**PIN/TMS#(s):** T016000200400 and T016000200401

**EXISTING ZONING:** R-20, Single-Family Residential

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

**ACREAGE:** 3.3

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There are no previous rezoning cases.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	single-family residential and church
East	R-20	single-family residential and vacant land
South	R-20	single-family residential and vacant land
West	C-1	beautician and communication tower

**WATER AVAILABILITY:** Greer CPW

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre and located along a *Neighborhood Corridor*.

**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>R-20</i>	<i>2.2 units/acre</i>	<i>3.3</i>	<i>7 units</i>
Requested	C-3	16 units/acre		52 units

A successful rezoning may add up to 45 dwelling units.

**ROADS:** Locust Hill Road: three-lane State-maintained major collector  
North Buncombe Road: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2011	2014	2018
North Buncombe Road	2,250' SE	1,850	1,650 -10.8%	1,650 0%

**TRAFFIC:**

Locust Hill Road	3,300' NW	14,100	14,800 +5%	14,600 -1.4%
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**ANALYSIS:**

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**SUMMARY:**

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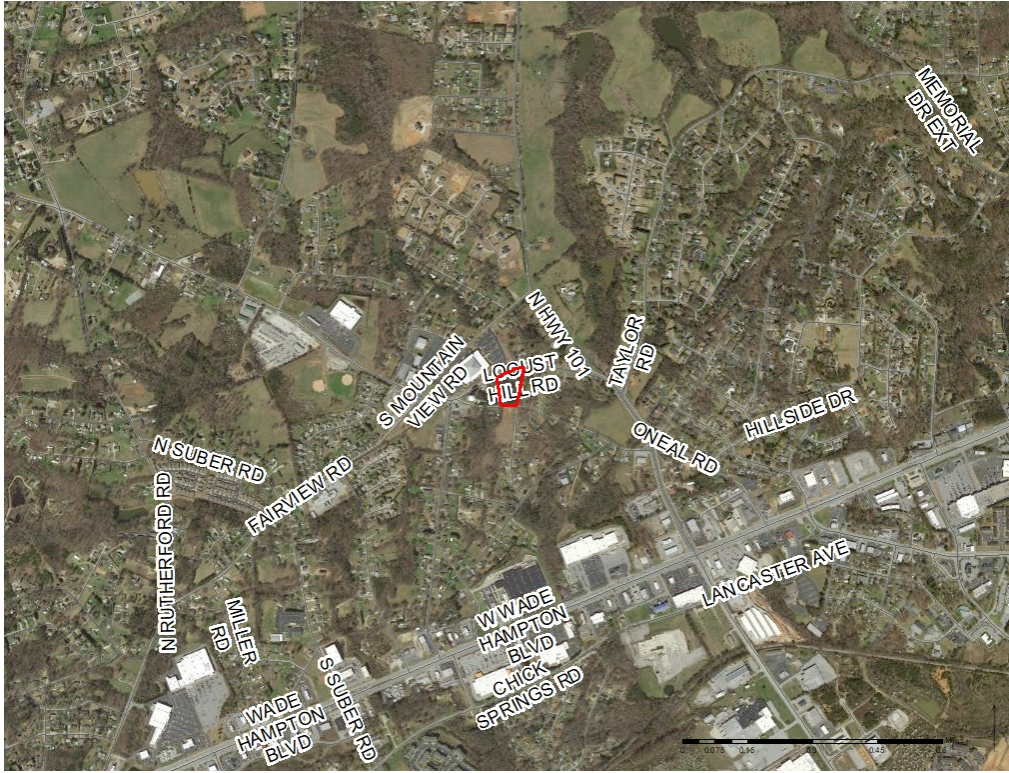
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**CONCLUSION:**

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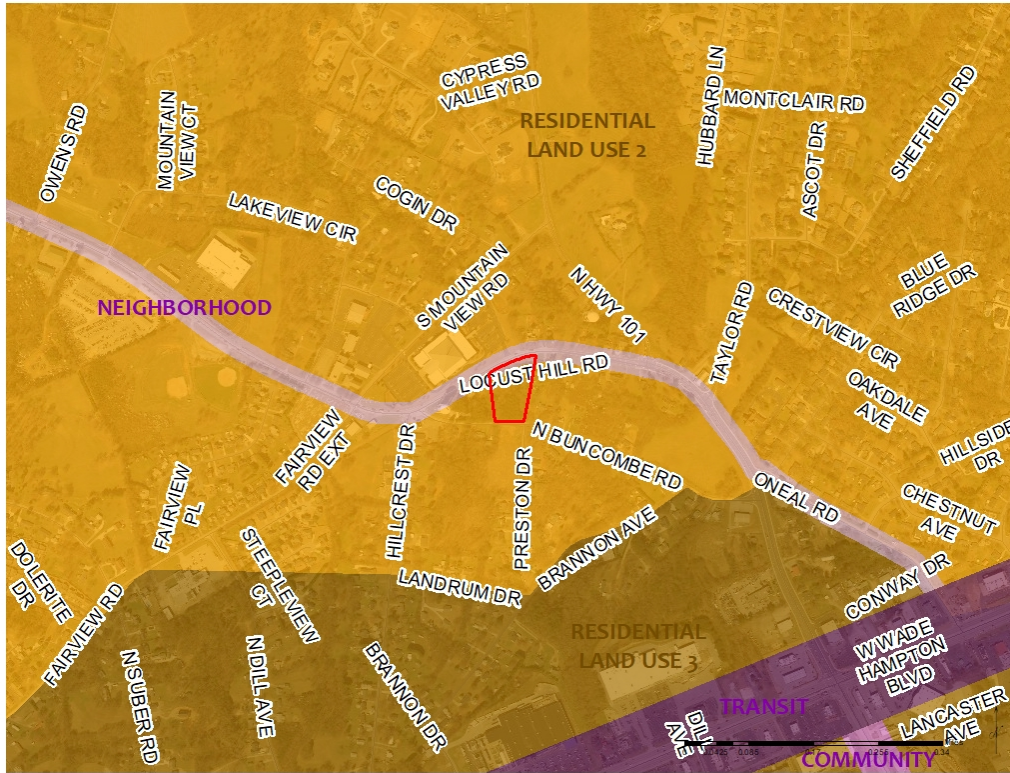
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Aerial Photography, 2019







Future Land Use Map