

Zoning Docket from August 19, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-57	Stanley E. McJunkin and Benjamin E. Wigington 509 John Ross Court 0603020103014 C-3, Commercial to S-1, Services	26	Approval	Approval 8-28-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Rezoning change to match the other properties on John Ross Court • Work is more industrial in nature than commercial <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS: The property is included in the <u>South Greenville Area Plan</u>, where it is designated as <i>Transitional Residential</i>, which prescribes 2 to 3 units per acres. Additionally, public transportation is not available in this area, and no sidewalks are present near this parcel.</p> <p>SUMMARY: The subject parcel zoned C-3, Commercial is 1.45 acres of property located on John Ross Court approximately 1.14 miles south of the intersection of Augusta Road and West Georgia Road. The parcel has approximately 160 feet of frontage along John Ross Court. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for a warehouse or storage with service or light industrial usage.</p> <p>CONCLUSION: The subject site is surrounded by C-3, Commercial and S-1, Services zoning with warehousing, storage and vacant land as the surrounding land uses. The <u>South Greenville Area Plan</u> recommends Transitional Residential, however staff is of the opinion John Ross Court is being utilized for service and commercial uses, and that residential zoning would not be appropriate. Staff is of the opinion the requested zoning of S-1, Services is appropriate and would not have minimal impact on the surrounding area.</p> <p>Based on the following reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					

DOCKET NUMBER: CZ-2019-57

APPLICANT: Stanley E. McJunkin and Benjamin E. Wigington

PROPERTY LOCATION: 509 John Ross Court

PIN/TMS#(s): 0603020103014

EXISTING ZONING: C-3, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 1.45

COUNCIL DISTRICT: 26 – Ballard

ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August of 2000, as part of Area 14. There was a successful rezoning request for this parcel in 2001, CZ-2001-54.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3	storage facility
East	S-1	vacant land
South	S-1	warehouse and vacant land
West	C-3	warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Traditional Residential*.

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

	Zoning	Zoning Density	Acres	Total Units
Current	C-3	16 units/acre	1.45	23 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would potentially remove 23 dwelling units.

ROADS: John Ross Court: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	9,000' N	15,300	13,500	16,800
			-11.77%	+24.45%

ANALYSIS: The property is included in the South Greenville Area Plan, where it is designated as *Transitional Residential*, which prescribes 2 to 3 units per acres. Additionally, public

transportation is not available in this area, and no sidewalks are present near this parcel.

SUMMARY:

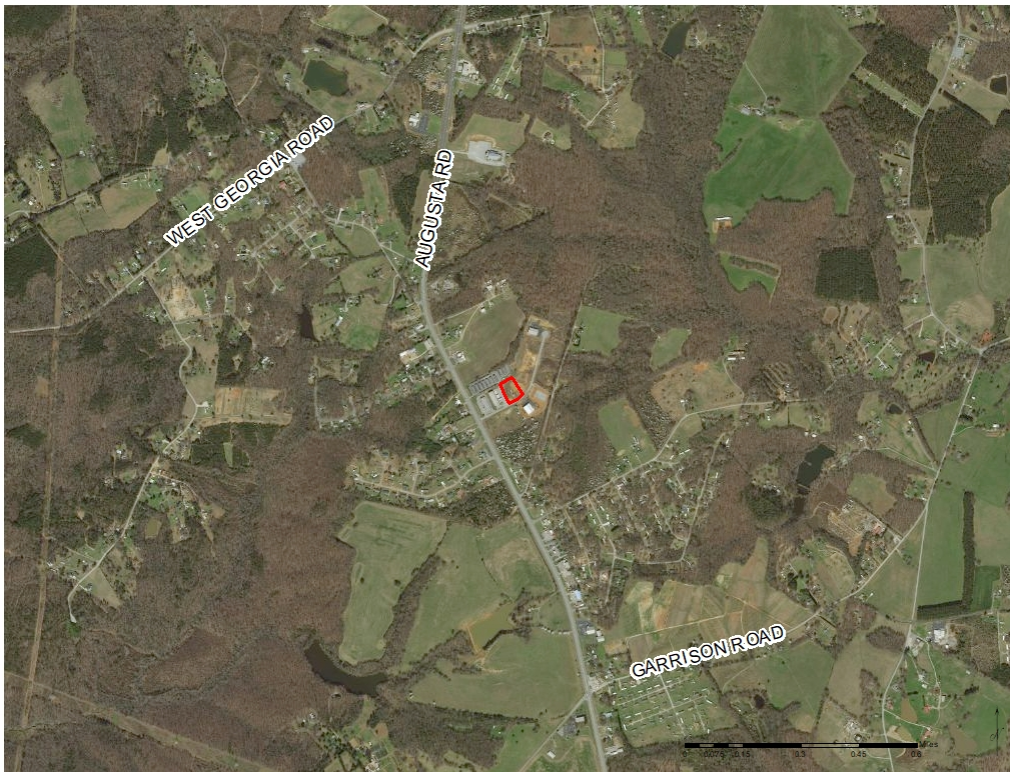
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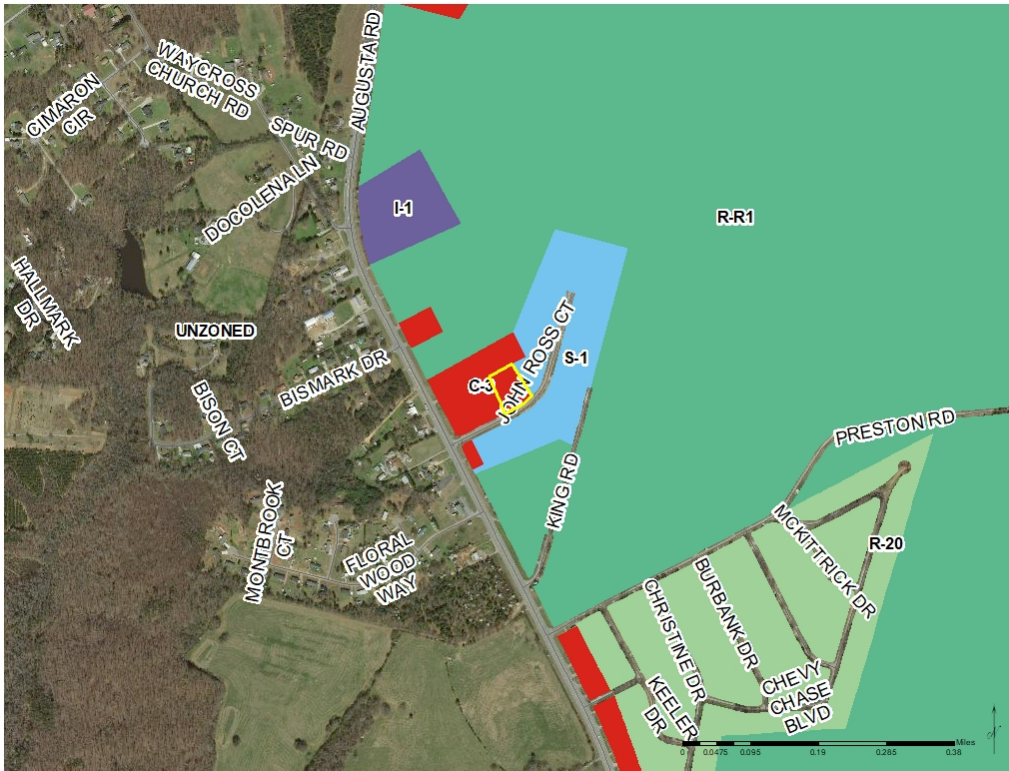
CONCLUSION:

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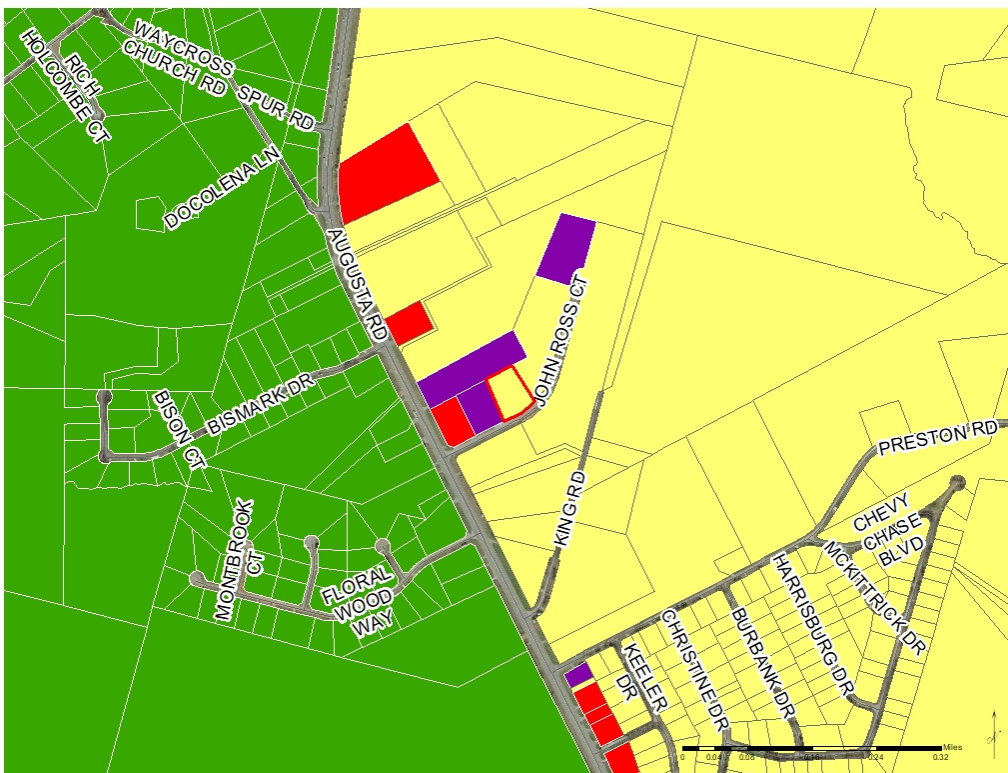
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Aerial Photography, 2018




Zoning Map



South Greenville Area Plan, Future Land Use Map

Legend

 Study Area

 County Boundary

 Transition Commercial District


Proposed Land Use Categories

 Service / Industrial

 Business & Light Manufacturing Park

 Commercial

 Medical Park

 Public / Institutional


 High Density Residential (4 units/acre)

 Suburban Residential (3-4 unites/acre)

 Transitional Residential (2-3 units/acre)

 Rural Residential (1-2 units/acre)

 Rural Preservation (0-0.3 units/acre)

 Agricultural (10 acre minimum)