

Zoning Docket from November 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-76	Don Ausmus for DD & P Properties LLC Shelter Court 0530050101314 (portion) I-1, Industrial to S-1, Services	21	Approval	Approval 11-20-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 18, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Has owned land for 10+ years • Tried to develop as industrial, but was unsuccessful • Site restrictions make industrial use nearly impossible • Wants to create an adventure park and recreation area • Would be a place to play in nature • Would support the community • Add 175 extra cars on weekend days and 30 on week days • Crime is a nuisance on the currently vacant 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> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan, designated as an <i>Employment Center</i>. <i>Employment Centers</i> are located strategically throughout the region in order to take advantage of high-capacity transportation networks. These 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. The subject property is not along a bus route, and no sidewalks are present. Floodplain is present on the property. The subject parcel is also located in the GSP Airport Environs – Special Land Use Area.</p> <p>SUMMARY:</p> <p>The subject parcel zoned I-1, Industrial is 9.44 acres of property located on Shelter Court approximately 0.77 miles southwest of the intersection of Interstate 85 and Highway 14. The parcel has approximately 80 feet of frontage along Shelter Court. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for recreation use.</p> <p>CONCLUSION:</p> <p>The subject site is surrounded by I-1, Industrial zoning, that mainly consists of industrial, warehouse, and office land uses. Factors such as steep topography, extensive floodplain, a power line bisecting the property, and the required setbacks, limit the possible uses on the site. The proposed use of recreation could support the existing businesses that surround the site.</p> <p>Additionally, this property is designated as an <i>Employment Center</i> in the <u>Imagine Greenville</u> Comprehensive Plan. While these centers are typically characterized by large and small scale</p>					

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	<p>industrial and service uses, they may also feature convenience oriented retail and service uses.</p> <p>Staff is of the opinion the requested rezoning to S-1, Services would be appropriate for this area based upon the limiting factors of the site and that it would be consistent with the <u>Imagine Greenville</u> Comprehensive Plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>
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DOCKET NUMBER: CZ-2019-76

APPLICANT: Don Ausmus for DD & P Properties LLC

PROPERTY LOCATION: Shelter Court

PIN/TMS#(s): 0530050101314 (portion)

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: S-1, Services

ACREAGE: 9.44

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2. There was one previous unsuccessful rezoning request for this parcel in 2013, CZ-2013-013, from I-1, Industrial to S-1, Services.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	warehouse and vacant wooded land
East	I-1	warehouse, manufacturing and offices
South	I-1	warehouse, manufacturing and offices
West	I-1	warehouse, manufacturing, offices and landscape business

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as an *Employment Center*.

ROADS: Shelter Court: two-lane County-maintained local
 Shelter Drive: two-lane County-maintained local
 Interstate 85: six-lane State-maintained major arterial

TRAFFIC: No traffic counts in proximity of Shelter Court.

ANALYSIS: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as an *Employment Center*. *Employment Centers* are located strategically throughout the region in order to take advantage of high-capacity transportation networks. These 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. The subject property is not along a bus route, and no sidewalks are present. Floodplain is present on the property. The subject parcel is also located in the GSP Airport Environs – Special Land Use Area.

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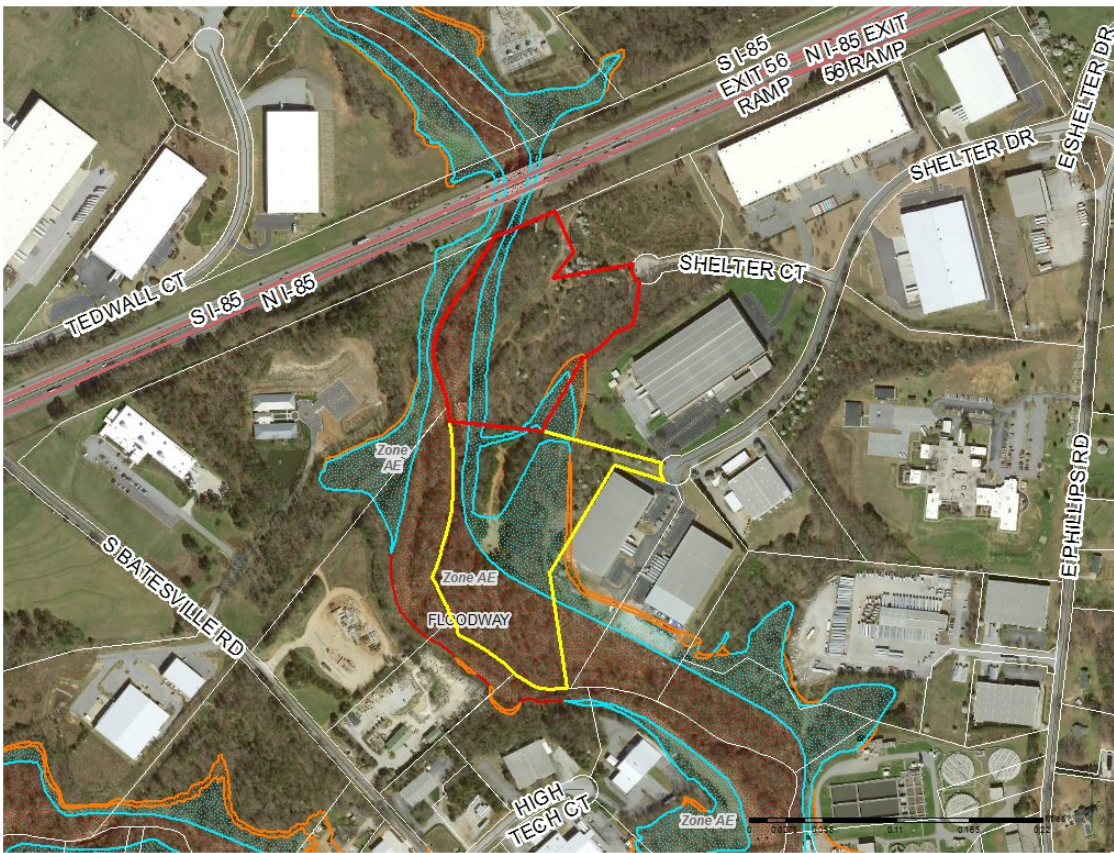
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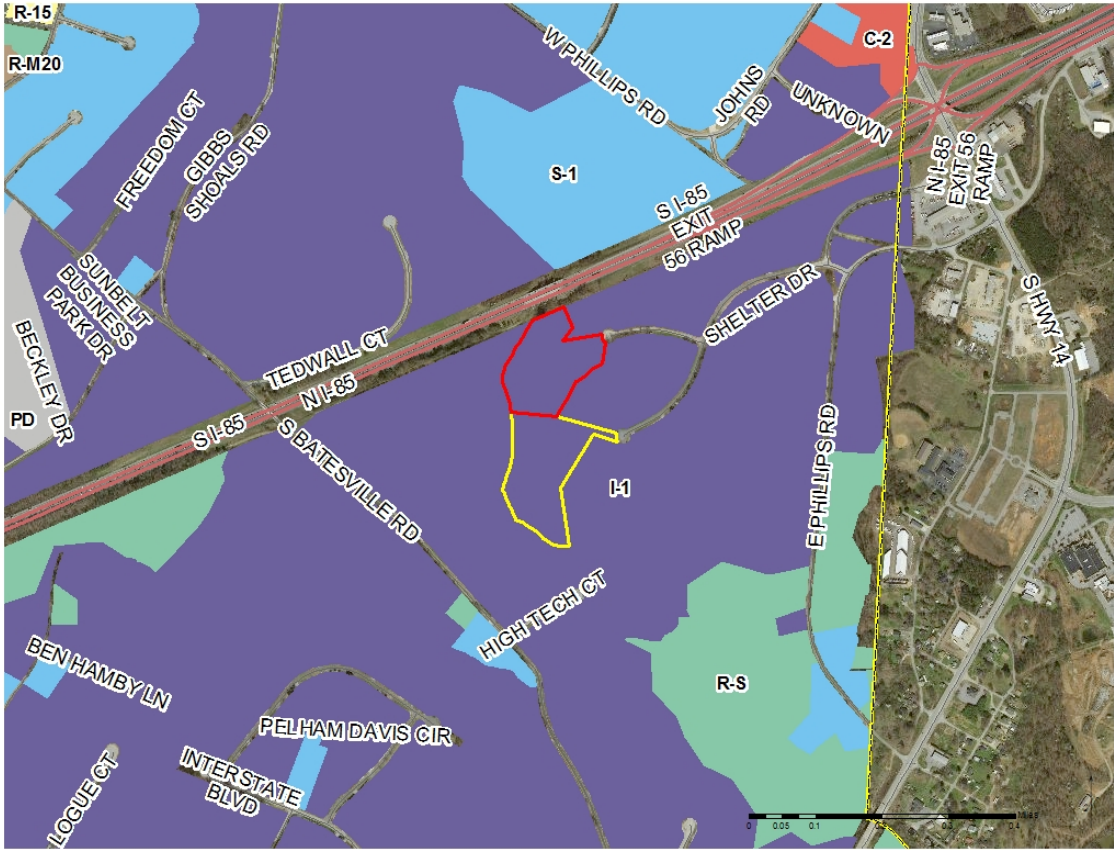
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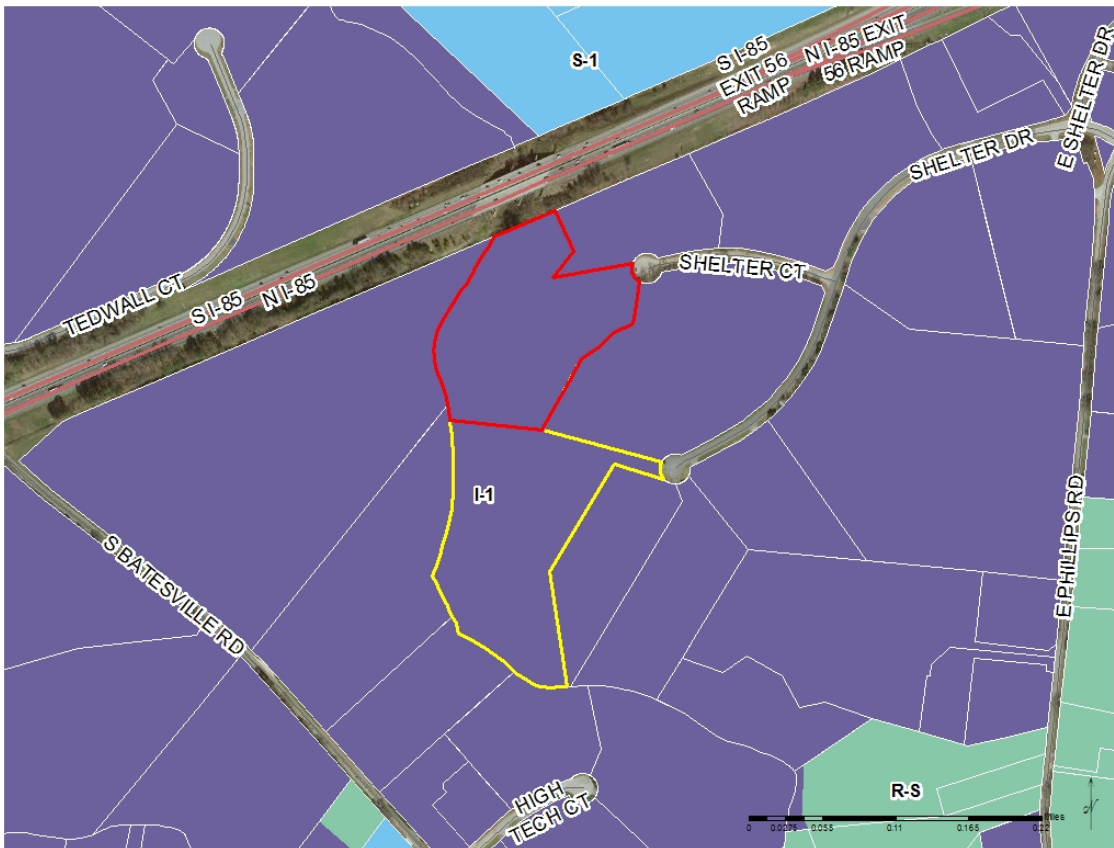


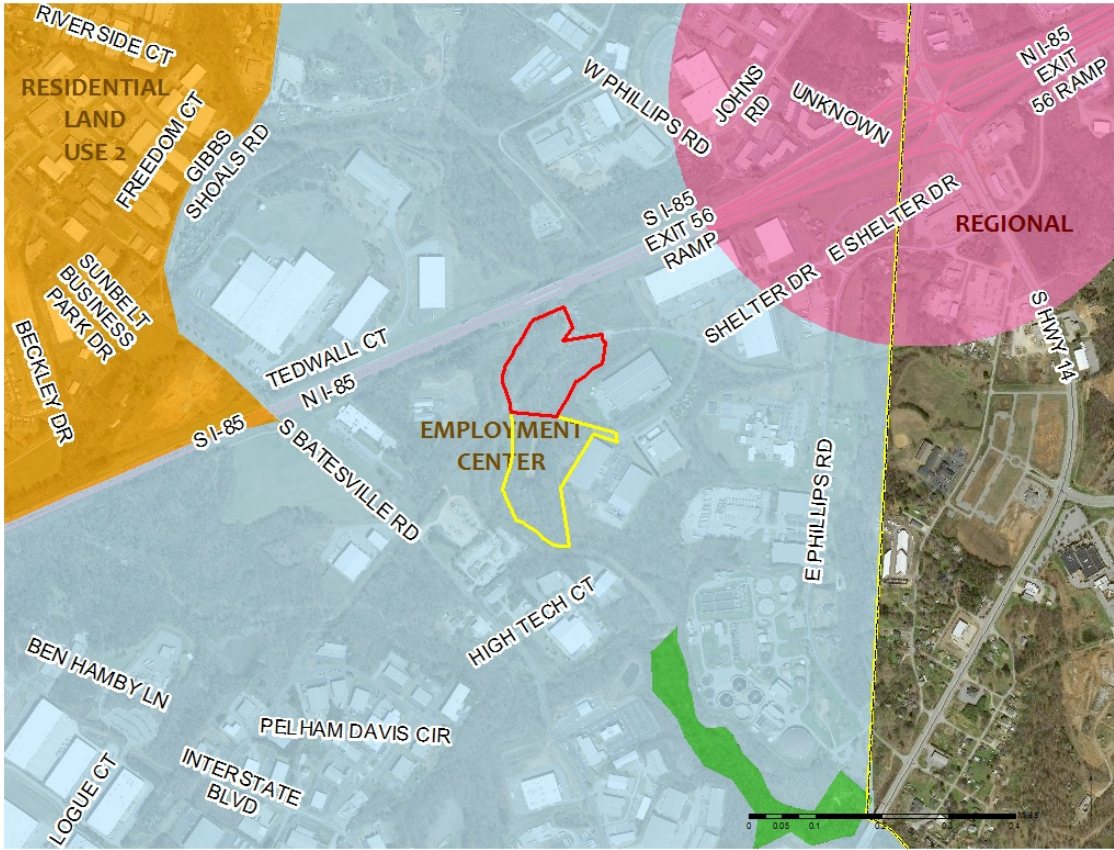
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map