

Zoning Docket from November 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-79	Scott F. LeRoy for The 720 Group LLC 720 Mauldin Road M014030101102 or M014030101106 S-1, Services to C-3, Commercial	25	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> 1) Applicant</p> <ul style="list-style-type: none"> • Operates a retail store called Southeastern Salvage • Has 10 other locations • Would be a cash and carry, full-service retail establishment • Would sell lamps, flooring, décor, furniture, and etc. • Wants to add a 15,000 SF pad for outdoor and garden center • Would use existing metal building and meet any county requirements • Expects 20 to 25 jobs would be added • Less impact on traffic than a service land use • Would bring retail sales tax revenue to the county <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i>, which prescribes 6 or more units per acre and a <i>Regional Corridor</i> which are predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County. The roads within these corridors are a minimum of four lanes and most intersections are signalized. The subject property is not along a bus route and sidewalks are not present in this area. Floodplain is not present on these parcels.</p> <p>SUMMARY: The subject parcels zoned S-1, Services, is 7.18 acres of property located on Mauldin Road approximately 1.25 miles southeast of the intersection of Mauldin Road and Interstate 85. The subject parcels have approximately 126 feet of frontage along Mauldin Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for retail merchandise and home decor.</p> <p>CONCLUSION: The subject site is surrounded by S-1, Services zoning and land uses, but is located along Mauldin Road, where commercial zoning and land uses are present in the area. Additionally, the site is along a <i>Regional Corridor</i> as part of the <u>Imagine Greenville</u> Comprehensive Plan, which allows for any nonresidential land use.</p> <p>Staff believes the requested rezoning to C-3, Commercial would not have a negative impact on the</p>					

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	<p>area, and that the requested zoning is consistent with the <u>Imagine Greenville</u> Comprehensive Plan. Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>
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DOCKET NUMBER: CZ-2019-79

APPLICANT: Scott F. LeRoy for The 720 Group LLC

PROPERTY LOCATION: 720 Mauldin Road

PIN/TMS#(s): M014030101102 and M014030101106

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-3, Commercial

ACREAGE: 7.18

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The subject parcels were originally zoned S-1, Services in May 1971, as part of Area 2. There are no previous rezoning requests for these parcels.

EXISTING LAND USE: warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	landscape business and vacant land
East	S-1	warehousing, equipment sales and rental, automobile repair and vacant land
South	S-1	offices and vacant land
West	S-1	warehouse and distribution center

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Septic

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre and is located along a *Regional 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
Current	S-1	0 units/acre	7.18	0 units
Requested	C-3	16 units/acre		114 units

A successful rezoning may add up to 114 dwelling units.

ROADS: Mauldin Road: five-lane State-maintained minor arterial

Location of Traffic Count	Distance to Site	2011	2014	2018
Mauldin Road	5,805' NW	23,400	23,400	28,900

TRAFFIC:

			+0.0%	+23.5%
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ANALYSIS:

The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3*, which prescribes 6 or more units per acre and a *Regional Corridor* which are predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use (including industry). Intensity of traffic, speed, and use will likely be the highest in the County. The roads within these corridors are a minimum of four lanes and most intersections are signalized. The subject property is not along a bus route and sidewalks are not present in this area. Floodplain is not present on these parcels.

SUMMARY:

The subject parcels zoned S-1, Services, is 7.18 acres of property located on Mauldin Road approximately 1.25 miles southeast of the intersection of Mauldin Road and Interstate 85. The subject parcels have approximately 126 feet of frontage along Mauldin Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for retail merchandise and home decor.

CONCLUSION:

The subject site is surrounded by S-1, Services zoning and land uses, but is located along Mauldin Road, where commercial zoning and land uses are present in the area. Additionally, the site is along a *Regional Corridor* as part of the Imagine Greenville Comprehensive Plan, which allows for any nonresidential land use.

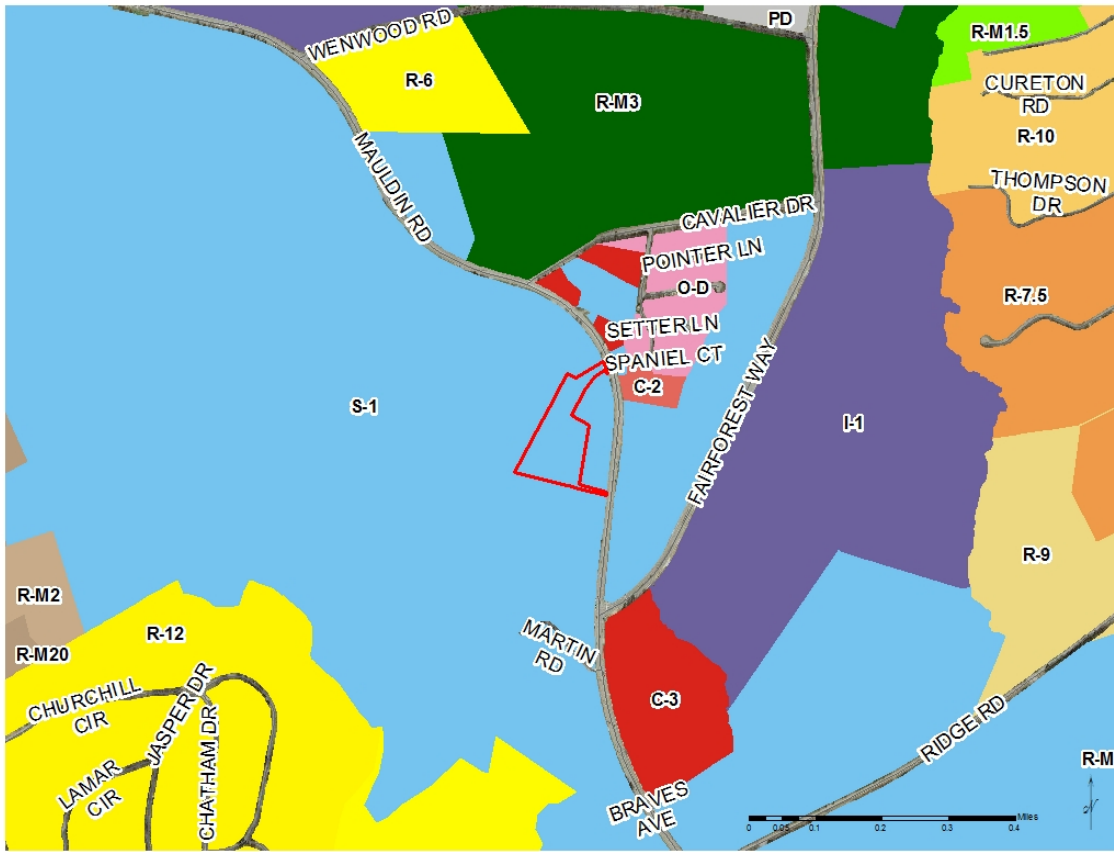
Staff believes the requested rezoning to C-3, Commercial would not have a negative impact on the area, and that the requested zoning is consistent with the Imagine Greenville Comprehensive Plan.

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.

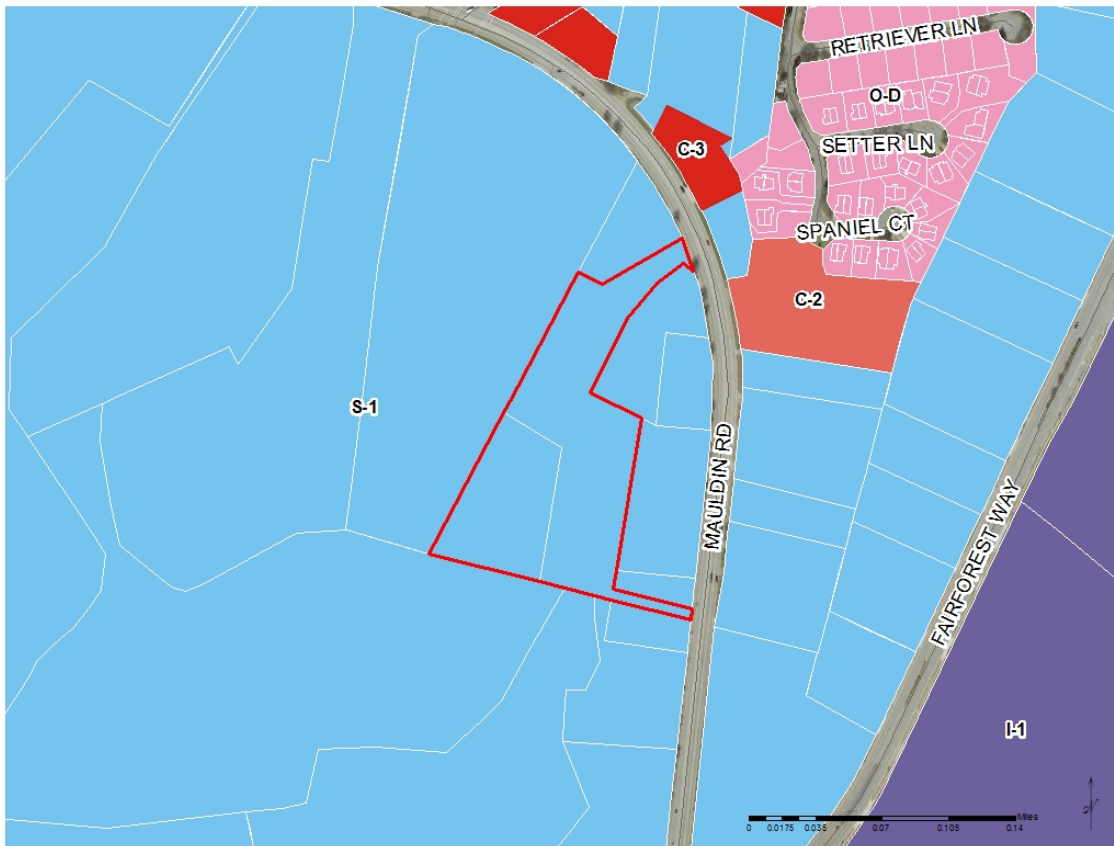


Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map