

Zoning Docket from June 17, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-39	Taunya Y. Mann for Gordon E. Mann West Blue Ridge Drive, Colonial Avenue, and Eli Street 0146001201100, 0146001201102, and 0146001202000 C-2, Commercial to S-1, Services	19	Denial	Denial 6-26-19	Held 7-15-19; Held 7-29-19; Approval 8-19-19; Held 10-28-19 Denial 12-2-19	Held at third reading 9-17-19 Returned to P&D 10-02-19 Returned to P&D 1/7/20
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Stated he wants additional parking space for vehicles • All vehicles are in working order and none are junk vehicles <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject site is designated in the <u>Imagine Greenville</u> Comprehensive Plan as partially <i>Residential Land Use 3</i>, which prescribes 6 or more units per acre, and partially as a <i>Community Corridor</i>. Community Corridors are typically a near-balance of residential and nonresidential uses. Colonial Avenue is a one-way street that comes out onto West Blue Ridge Drive. Colonial Street can only be accessed off of Sumter Street and Eli Street can only be accessed off of Colonial Street.</p> <p>This parcel is not located along a bus route, but is located 0.06 miles south of Route 9, which is located at the intersection of W. Blue Ridge Drive and Cedar Lane Road. Per Greenlink's Comprehensive Operations Analysis, the bus route is expected to remain 0.06 miles away from this parcel. Additionally, there are sidewalks located in this area.</p> <p>SUMMARY:</p> <p>The subject parcel zoned C-2, Commercial, is 1 acre of property located on West Blue Ridge Drive approximately 0.07 miles north of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 145 feet of frontage along West Blue Ridge Drive, 275 feet of frontage along Colonial Avenue and 100 feet of frontage along Eli Street. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for the storage of work vans, trucks and trailers.</p> <p>CONCLUSION:</p> <p>Parcels 0146001201100 and 0146001201102 are located along West Blue Ridge Drive, a minor arterial road. Parcel 0146001202000 is located along Eli Street and Colonial Avenue. Colonial Avenue can only be accessed off of Sumter Street because it is one way, and Eli Street can only be accessed off of Colonial Avenue. There is Commercial zoning to the north, east and west of the site, with multifamily residential zoning to the west. The surrounding land uses consist of automobile and single-family residential to the north, retail to the east, an automobile service facility to the south and single-family residential to the west.</p>					

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	<p>Staff is of the opinion the current zoning is appropriate. The proposed use of storage of work vans, trucks and trailer could negatively impact the residential community along Highlawn Avenue, Sumter Street, Colonial Avenue and Eli Street due to the limited access to this site. Staff believes the requested zoning is not consistent with the surrounding zoning and is not consistent with the <u>Imagine Greenville</u> Comprehensive Plan.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>
P&D Committee	At the July 15, 2019 Planning and Development meeting the Committee members voted to hold docket CZ-2019-39 for further research.
P&D Committee	At the July 24, 2019 Planning and Development meeting the Committee members voted to hold docket CZ-2019-39 per the applicants request until a pending meeting would be held at the beginning of August.
Staff Report	On August 2, 2019 staff received a letter from the applicant stating their intention is to use only the driveways on West Blue Ridge Drive for access points.
P&D Committee	At the August 19, 2019 Planning and Development meeting the Committee approved the request to rezone to S-1.
County Council	At the September 17, 2019 Council meeting the item was held.
County Council	At the October 2, 2019 County Council meeting the item was returned to the Planning and Development Committee to hold.
P&D Committee	At the October 28, 2019 Planning and Development meeting the Committee members voted to hold docket CZ-2019-39 for further research.
P&D Committee	At the December 2, 2019 Planning and Development meeting the Committee members voted to deny the applicant's request to rezone to S-1.
County Council	At the January 7, 2020 County Council meeting the item was returned to the Planning and Development Committee.

Planning Report

DOCKET NUMBER: CZ-2019-39

APPLICANT: Taunya Y. Mann for Gordon E. Mann

PROPERTY LOCATION: West Blue Ridge Drive, Colonial Avenue, and Eli Street

PIN/TMS#(s): 0146001201100, 0146001201102, and 0146001202000

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential and two duplexes

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	automobile sales and single-family residential
East	C-2	retail
South	C-2	automobile service facility
West	R-MA	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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 along a *Community Corridor*.

ROADS: West Blue Ridge Drive: five-lane State-maintained minor arterial
Colonial Avenue: two-lane County-maintained local
Eli Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
West Blue Ridge Drive (south of site)	5,450' SW	21,200	21,200 0%	26,400 +24.5%
West Blue Ridge Drive (north of site)	5,735' NE	12,200	12,600 +3.2%	13,800 +9.5%

ANALYSIS:

The subject site is designated in the Imagine Greenville Comprehensive Plan as partially *Residential Land Use 3*, which prescribes 6 or more units per acre, and partially as a *Community Corridor*. Community Corridors are typically a near-balance of residential and nonresidential uses. Colonial Avenue is a one-way street that comes out onto West Blue Ridge Drive. Colonial Street can only be accessed off of Sumter Street and Eli Street can only be accessed off of Colonial Street.

This parcel is not located along a bus route, but is located 0.06 miles south of Route 9, which is located at the intersection of W. Blue Ridge Drive and Cedar Lane Road. Per Greenlink's Comprehensive Operations Analysis, the bus route is expected to remain 0.06 miles away from this parcel. Additionally, there are sidewalks located in this area.

SUMMARY:

The subject parcel zoned C-2, Commercial, is 1 acre of property located on West Blue Ridge Drive approximately 0.07 miles north of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 145 feet of frontage along West Blue Ridge Drive, 275 feet of frontage along Colonial Avenue and 100 feet of frontage along Eli Street. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for the storage of work vans, trucks and trailers.

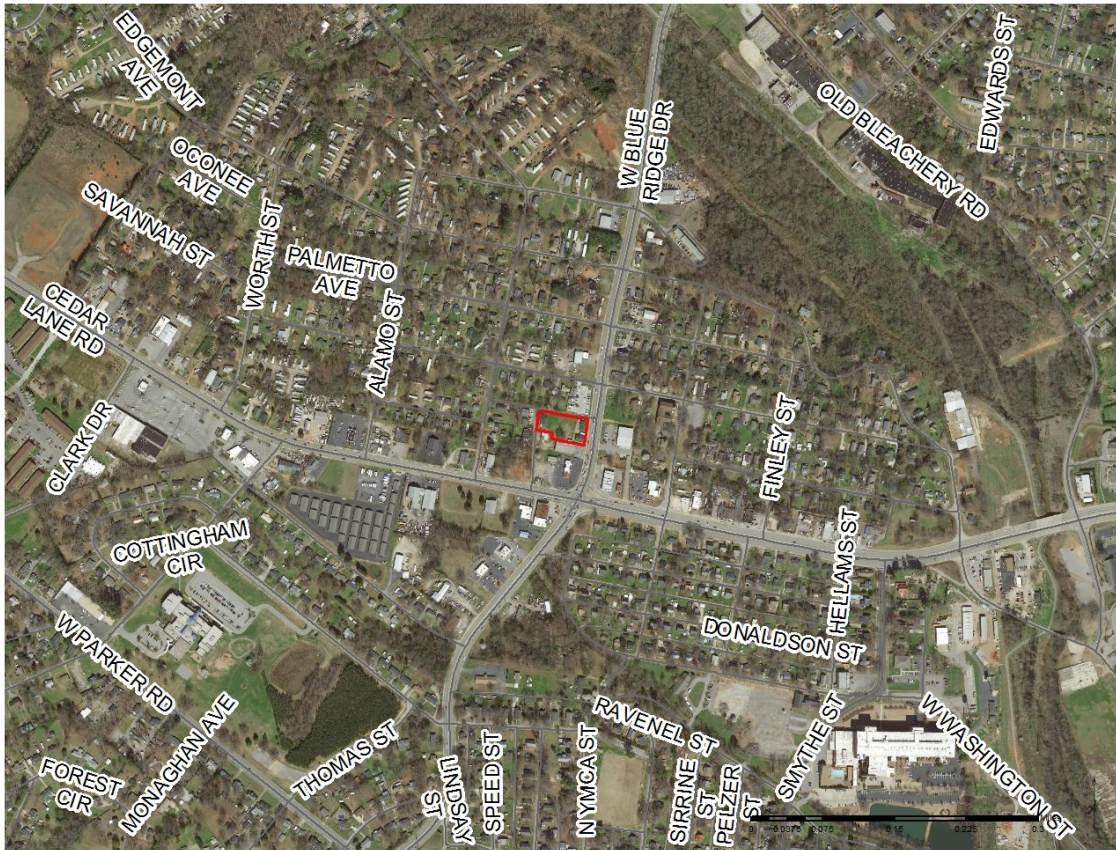
CONCLUSION:

Parcels 0146001201100 and 0146001201102 are located along West Blue Ridge Drive, a minor arterial road. Parcel 0146001202000 is located along Eli Street and Colonial Avenue. Colonial Avenue can only be accessed off of Sumter Street because it is one way, and Eli Street can only be accessed off of Colonial Avenue. There is Commercial zoning to the north, east and west of the site, with multifamily residential zoning to the west. The surrounding land uses consist of automobile and single-family residential to the north, retail to the east, an automobile service facility to the south and single-family residential to the west.

Staff is of the opinion the current zoning is appropriate. The proposed use of storage of work vans, trucks and trailer could negatively impact the residential community along Highlawn Avenue, Sumter Street, Colonial Avenue and Eli Street due to the limited access to this site. Staff believes the requested zoning is not consistent with the surrounding zoning and is not consistent with the Imagine Greenville Comprehensive Plan.

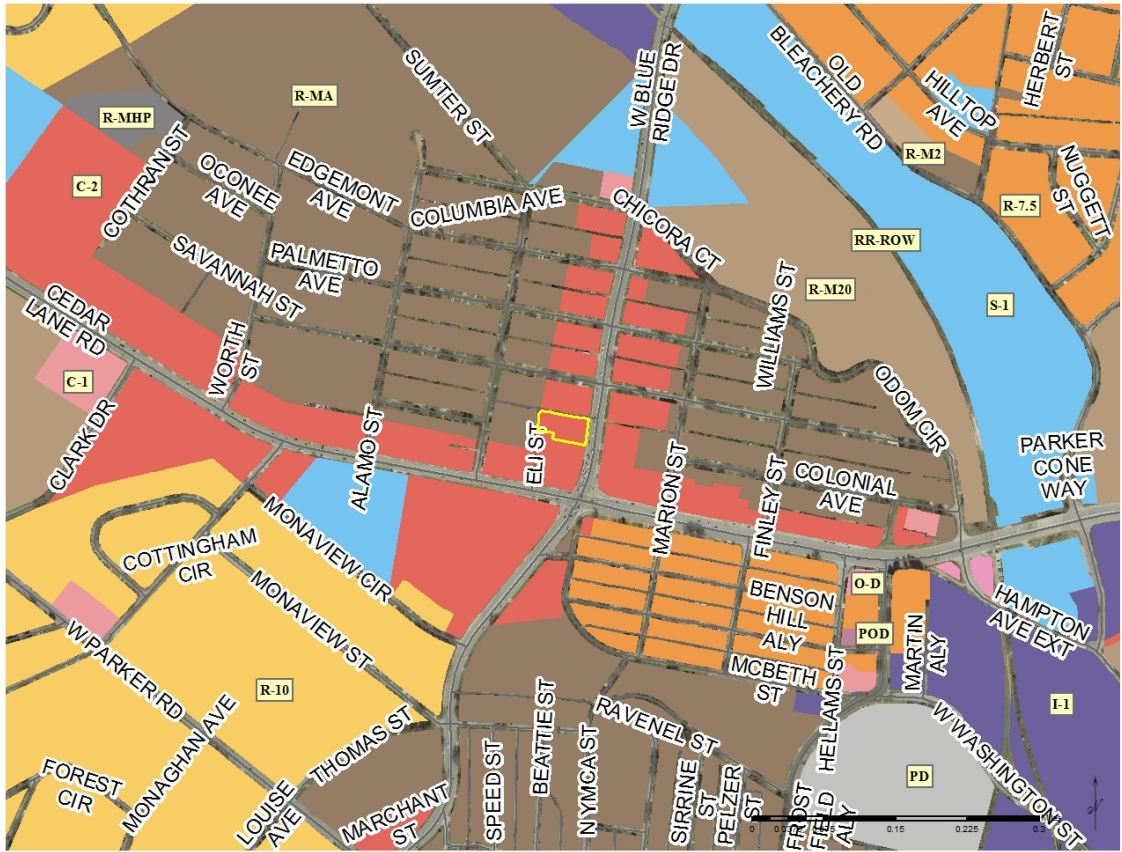
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.

STAFF RECOMMENDATION: Denial

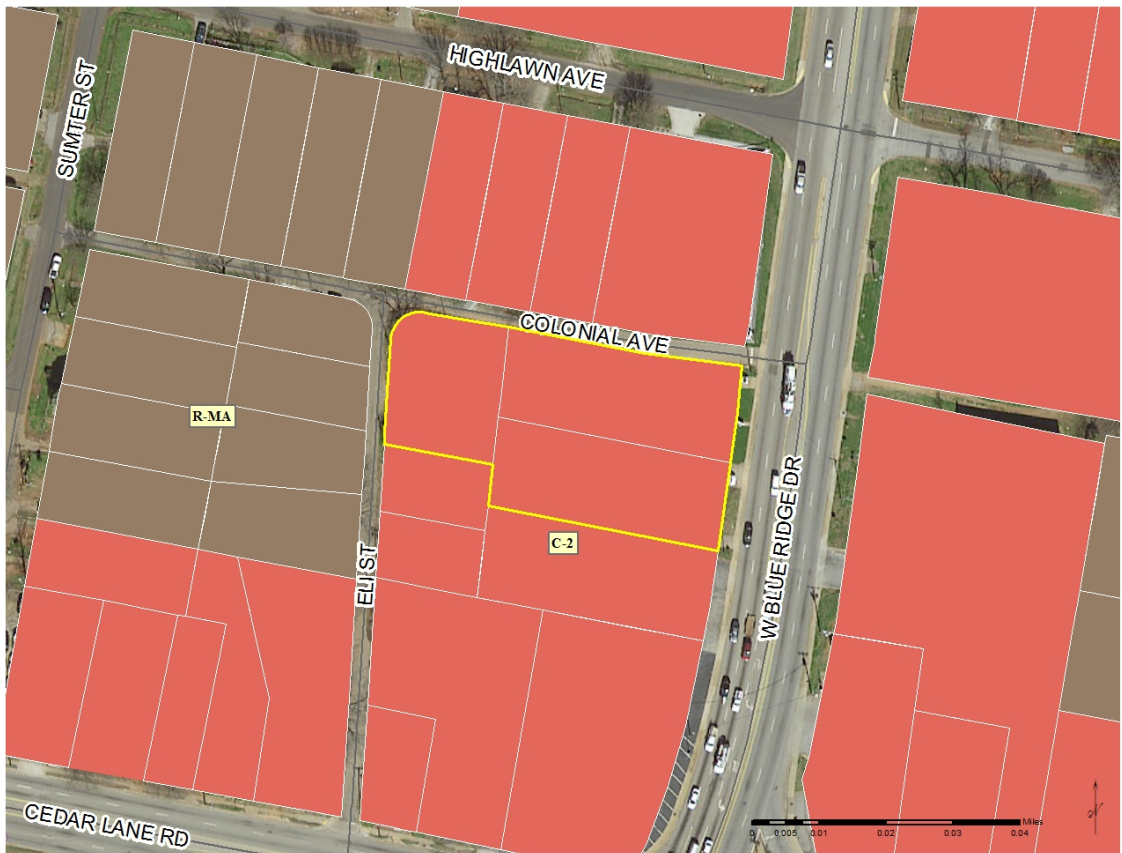


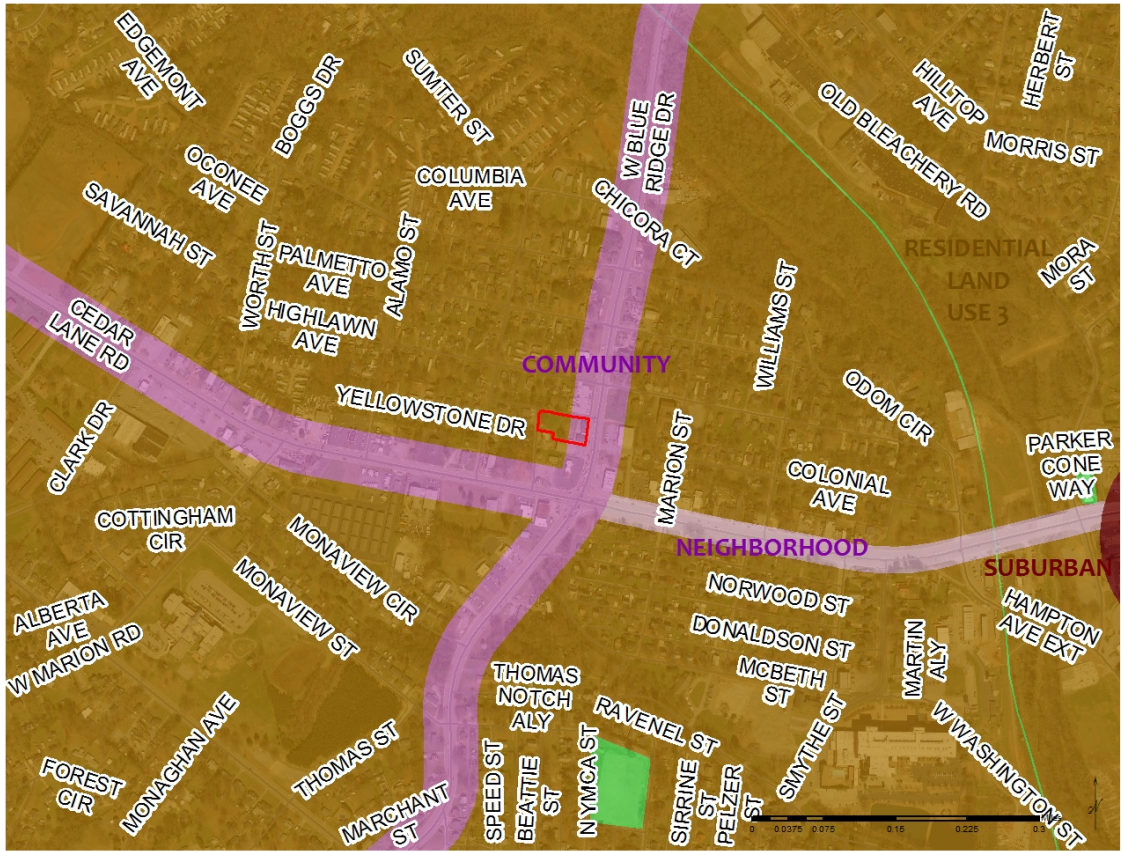
Aerial Photography, 2018





Zoning Map





Future Land Use Map