

**Zoning Docket from November 18, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-83	William C. Johnson 2956 New Easley Highway 0239040100810 C-2, Commercial to S-1, Services	23	Denial	Denial 11-20-19	Held 12-2-19  Next: 2-3-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 18, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Owns and runs a dog boarding and day care facility</li> <li>• Wants to do the same at this location</li> <li>• Is also a Financial Planner and will have office at same site</li> <li>• Will be at site 24 hours a day</li> <li>• Will be open dog day care and boarding with no kennels</li> <li>• No unsupervised dogs on site</li> <li>• Needs rezoning for outdoor dog runs</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Area needs good businesses</li> <li>• S-1, Services zoning district is scary but likes this business</li> <li>• Wishes there could be a condition if the property were sold.</li> <li>• Doesn't want a car lot</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b></p> <p>4 Letters</p> <p><b>Against:</b></p> <p>1 Letter</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>The subject property is part of the <u>Riverdale – Tanglewood Community Plan Comprehensive Plan</u>, designated as a <i>Commercial</i>. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.</p> <p><b>SUMMARY:</b></p> <p>The subject parcel zoned C-2, Commercial is 1.49 acres of property located on New Easley Highway approximately 1.44 miles west of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 176 feet of frontage along New Easley Highway. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for dog boarding, day care and office.</p> <p><b>CONCLUSION:</b></p> <p>The site is adjacent to both service and commercial zoning and is located along Highway 123. The site is also located within the <u>Riverdale-Tanglewood Community Plan</u>, designated as <i>Commercial</i>. The Community Plan also recommends creating an attractive commercial corridor in this area, along with promoting service uses on existing Service-zoned property.</p> <p>Staff is of the opinion that the existing zoning of C-2, Commercial is consistent with the <u>Riverdale-Tanglewood Community Plan</u> and is consistent with the adjacent commercial along Highway 123.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>					

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<b>P&amp;D Committee</b>	At the December 2, 2019 Planning and Development Committee meeting the Committee held the item for further research.
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**Planning Report**

**DOCKET NUMBER:** CZ-2019-83  
**APPLICANT:** William C. Johnson  
**PROPERTY LOCATION:** 2956 New Easley Highway  
**PIN/TMS#(s):** 0239040100810  
**EXISTING ZONING:** C-2, Commercial  
**REQUESTED ZONING:** S-1, Services  
**ACREAGE:** 1.49  
**COUNCIL DISTRICT:** 23 - Norris

**ZONING HISTORY:** The parcel was originally zoned C-2, Commercial in June 1973, as part of Area 4A. There was an unsuccessful I-1 rezoning request for this parcel in 1980, CZ-1980-29. There were two successful rezoning requests for this parcel, the first in 1982, CZ-1982-58, from R-S to R-M, and the second in 1998, CZ-1998-62, from R-M to C-2.

**EXISTING LAND USE:** vacant commercial

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	landscape business
East	C-2	vacant wooded land
South	PD	vacant wooded land
West	C-2	vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Riverdale – Tanglewood Community Plan, designated as *Commercial*.

**ROADS:** New Easley Highway (U.S. Highway 123): four lane State-maintained major arterial

Location of Traffic Count	Distance to Site	2011	2014	2018
New Easley Highway	3,170' E	20,900	19,700	21,700

**TRAFFIC:**

			-5.7%	+10.2%
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**ANALYSIS:**

The subject property is part of the Riverdale – Tanglewood Community Plan Comprehensive Plan, designated as a *Commercial*. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.

**SUMMARY:**

The subject parcel zoned C-2, Commercial is 1.49 acres of property located on New Easley Highway approximately 1.44 miles west of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 176 feet of frontage along New Easley Highway. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for dog boarding, day care and office.

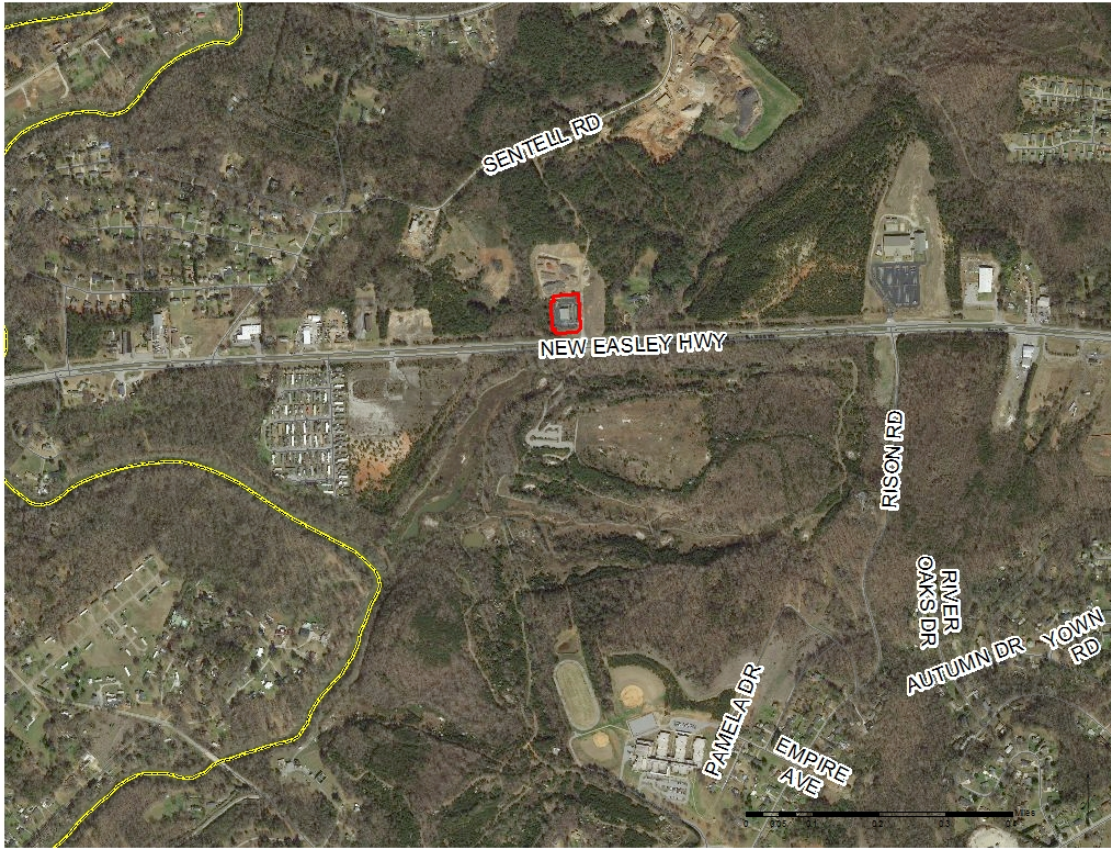
**CONCLUSION:**

The site is adjacent to both service and commercial zoning and is located along Highway 123. The site is also located within the Riverdale-Tanglewood Community Plan, designated as *Commercial*. The Community Plan also recommends creating an attractive commercial corridor in this area, along with promoting service uses on existing Service-zoned property.

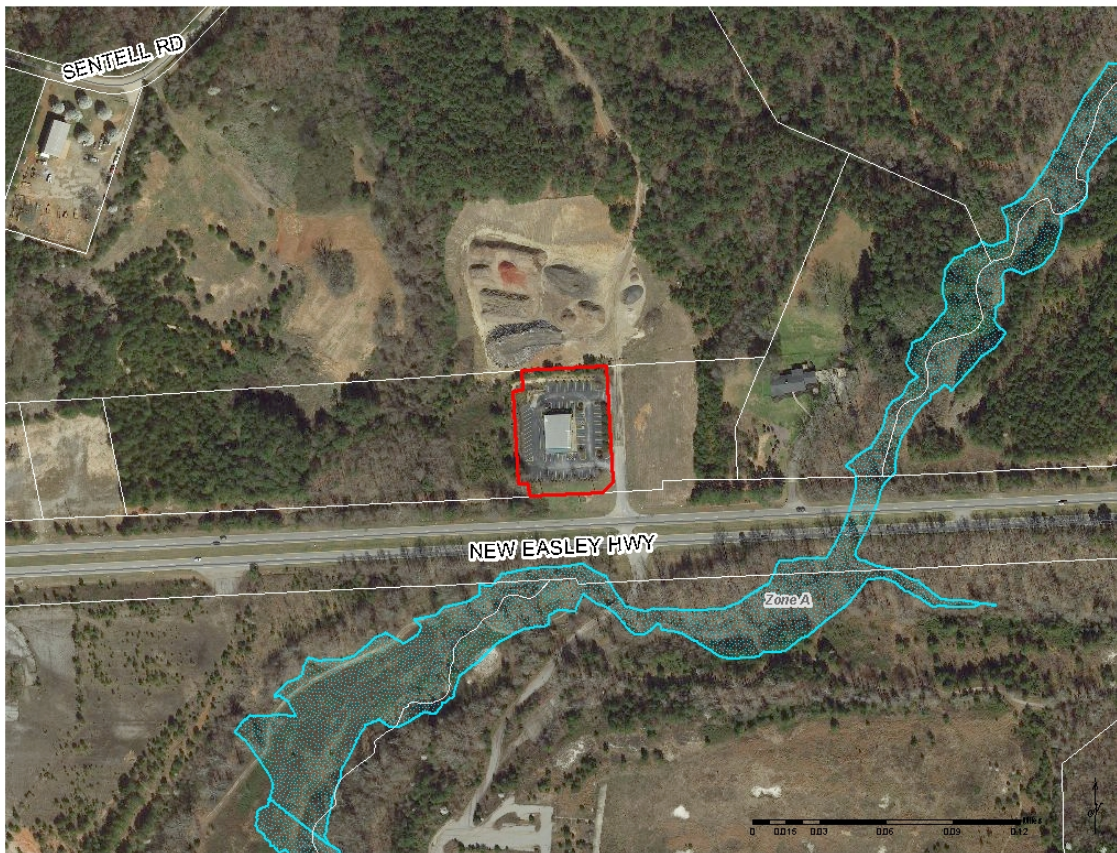
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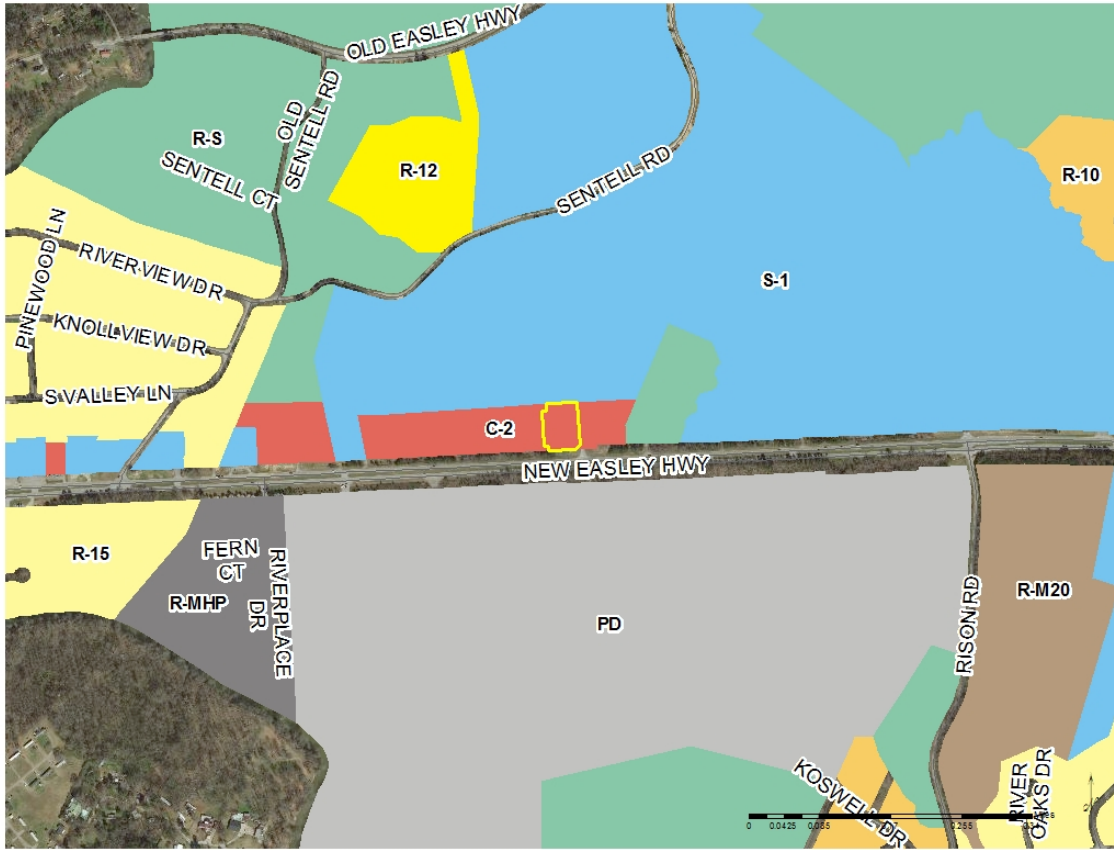
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.

**STAFF RECOMMENDATION:** Denial



Aerial Photography, 2019





Zoning Map

