

Zoning Docket from January 13, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-09	D. A. Burdette for Blue Star Enterprises, LLC 207 & 215 W. Main Street T005000400400 and T005000400600 C-2, Commercial to C-3, Commercial	18	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Business buying used pallets to repair and resell. • Moving business from adjacent property. • Fencing and gates are being installed this week. <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 property is part of the <u>Imagine Greenville County</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i>, which suggests a density of 6 or more dwelling units per acre. Additionally, this property is part of <i>Suburban Community Center</i>. <i>Suburban Community Centers</i> are centrally located with a neighborhood and characterized by small-scale convenience-oriented retail and services, servicing medium to high density residential. The subject property is also part of the <u>Taylor's Community Plan</u>, designated as <i>Services</i>, with the potential zoning of S-1. In many ways, the C-3 zone and the S-1 zone are alike in the uses that they allow. No floodplain is present on these parcels. Additionally, there are no known significant historic, cultural, or environmental features on site. One school is within a mile of the site.</p> <p>SUMMARY</p> <p>The subject parcel zoned C-2, Commercial is 1.025 acres of property located on W. Main Street approximately 0.52 miles east of the intersection of W. Main Street and Wade Hampton Boulevard. The parcel has approximately 300 feet of frontage along W. Main Street. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for the storage of pallets.</p> <p>CONCLUSION</p> <p>According to the <u>Imagine Greenville County</u> Comprehensive Plan, this area is designated for 6 or more dwelling units per acre and as a <i>Suburban Community Center</i>, which is intended to provide small-scale convenience-oriented retail and services to the surrounding residential uses. The <u>Taylor's Community Plan</u>, which is a newer plan adopted in 2016, suggests <i>Services</i> uses. The request meets the intent of the <u>Taylor's Community Plan</u>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					
GCPC	At the January 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to C-3, Commercial.					



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton

CC: Sarah Tresouthick Holt, AICP

RE: CZ-2020-09

APPLICANT: D. A. Burdette for Blue Star Enterprises, LLC

PROPERTY LOCATION: 207 and 215 W. Main Street, Taylors

PIN/TMS#(s): T005000400400 and T005000400600

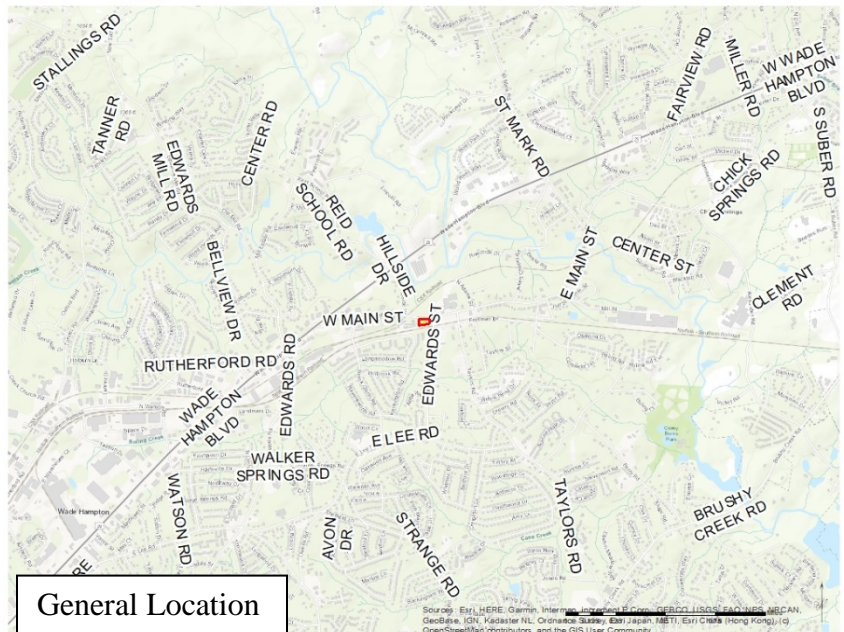
EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: C-3, Commercial

PROPOSED LAND USE: Pallet Storage

ACREAGE: 1.025

COUNCIL DISTRICT: 18 - Barnes



ZONING HISTORY: The parcel was originally zoned C-2, Commercial in May 1970, as part of Area 1.

EXISTING LAND USE: vacant office and single-family residence.

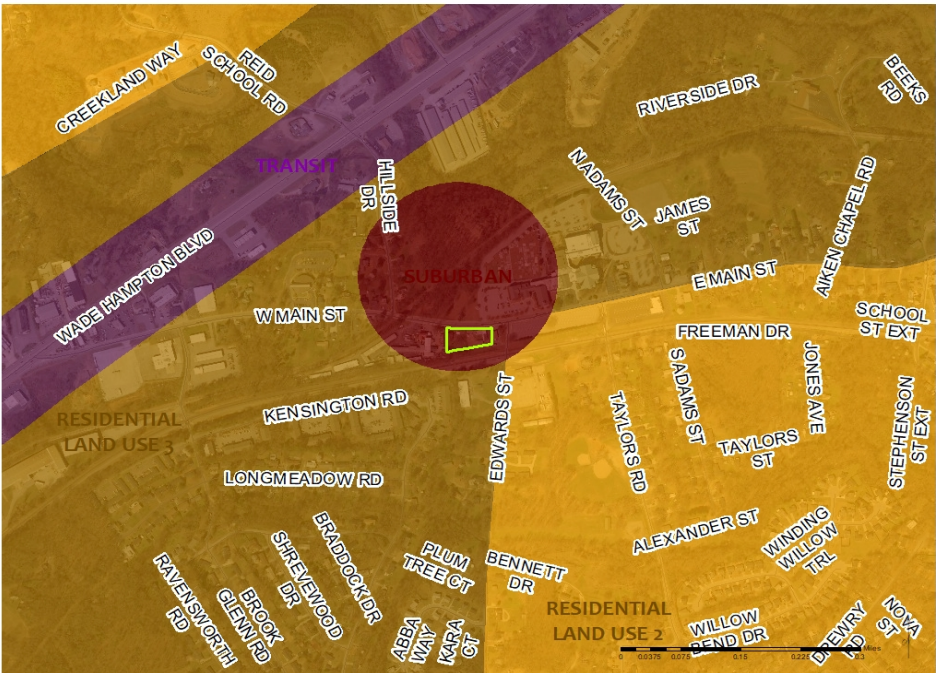
AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	church
East	C-2	office
South	S-1 and R-M20	warehouse and apartments
West	S-1	mini-warehouse

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors Sewer District

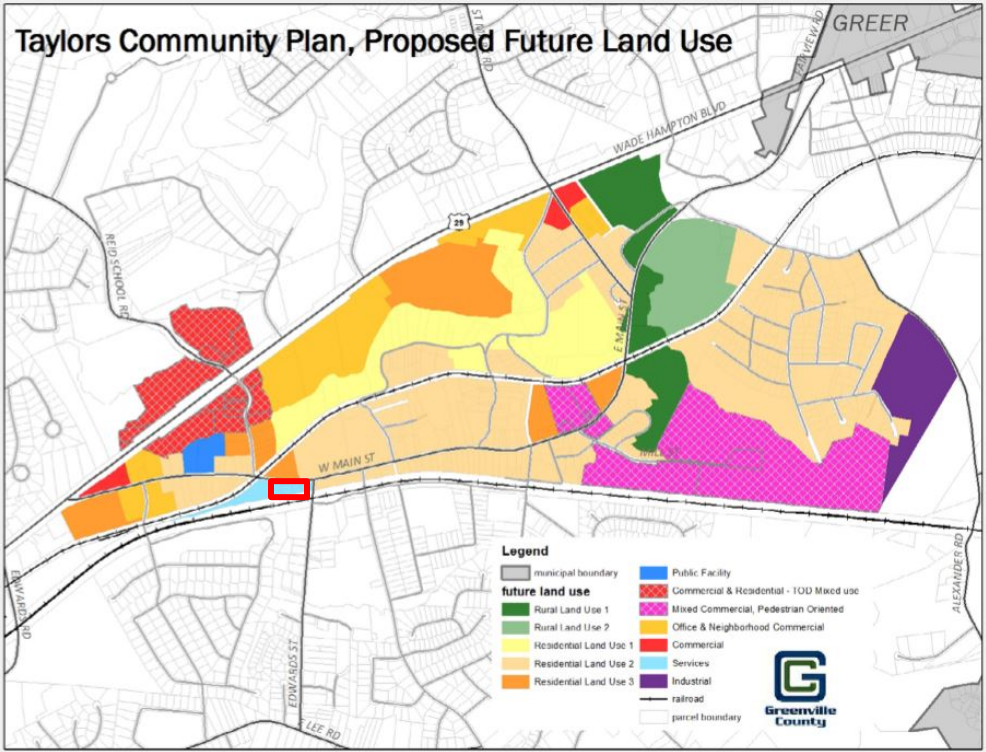
IMAGINE GREENVILLE COUNTY CONFORMANCE: The subject property is part of the Imagine Greenville County Comprehensive Plan and is designated as Residential Land Use 3, which suggest a density of 6 or more dwelling units per acre. Additionally, this property is part of *Suburban Community Center*. *Suburban Community Centers* are centrally located with a neighborhood and characterized by small-scale convenience-oriented retail and services, servicing medium to high density residential



Imagine Greenville, Future Land Use Map

AREA AND COMMUNITY PLANS:

In addition to its Imagine Greenville County designation, this parcel is also part of the Taylor's Community Plan, which describes the area as being Services, with the potential zoning of S-1. In many ways, the C-3 zone and the S-1 zone are alike in the uses that they allow.



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-2	16 units/acre	1.025	16 units
Requested	C-3	16 units/acre		16 units

A successful rezoning may add zero dwelling units.

ROADS AND TRAFFIC: W. Main Street: two-lane State-maintained Major Collector.

The subject property is located on W. Main Street approximately 0.52 miles east of the intersection of W. Main Street and Wade Hampton Boulevard, and the parcel has approximately 300 feet of frontage along W. Main Street.

These parcels are along Bus Route 508, and sidewalks are present in the area.

Location of Traffic Count	Distance to Site	2011	2014	2018
W. Main Street	1,100 ' W	5,600	5,900 +5.4%	5,900 +0.0%
Hillside Drive	980' NW	2,500	2,600 +4.0%	2,700 +3.8%

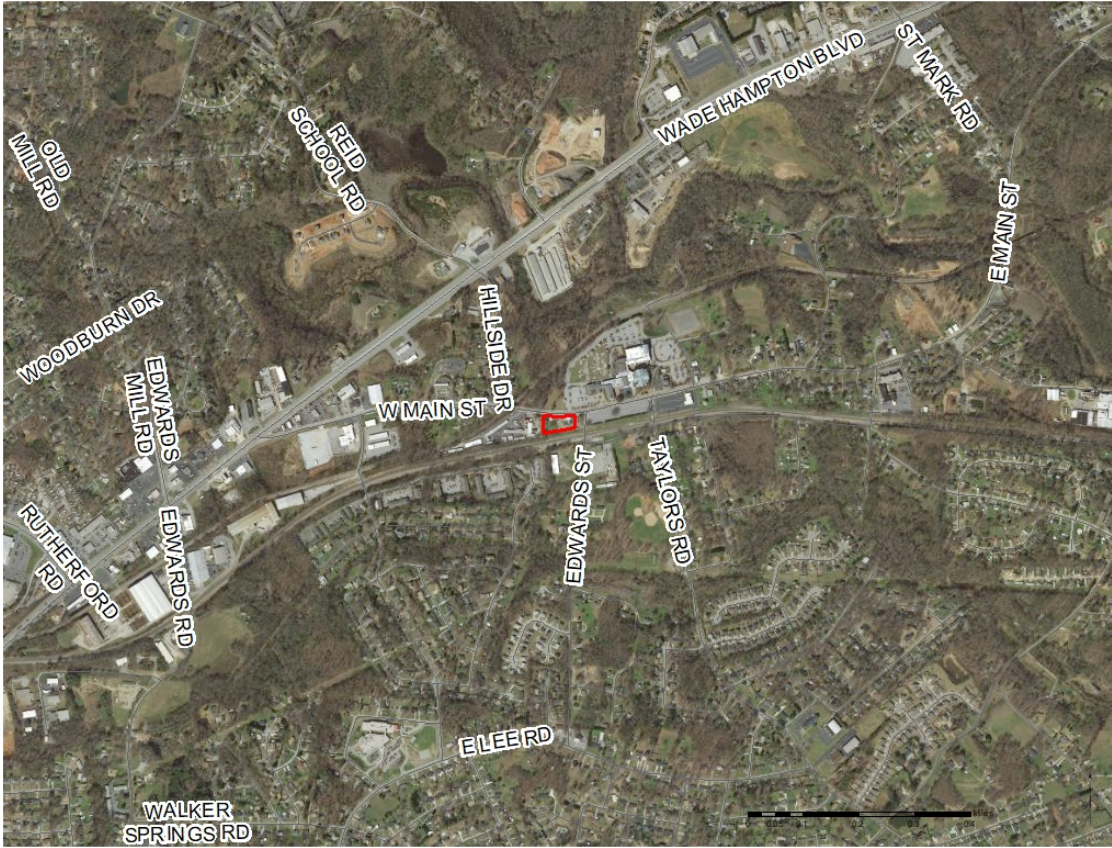
CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on this site. Additionally, there are no known significant historic, cultural, or environmental features on site. One school is within a mile of the site.

CONCLUSION:

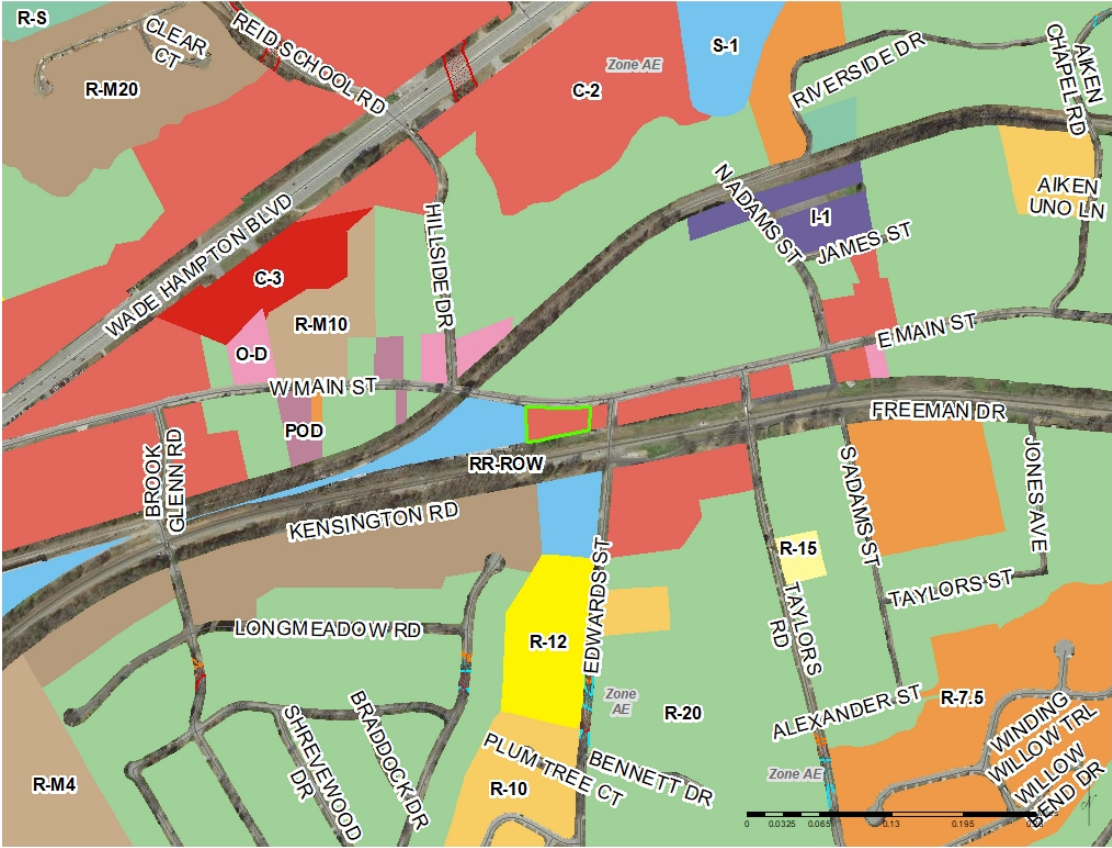
According to the Imagine Greenville County Comprehensive Plan, this area is designated for 6 or more dwelling units per acre and as a *Suburban Community Center*, which is intended to provide small-scale convenience-oriented retail and services to the surrounding residential uses. The Taylors Community Plan, which is a newer plan adopted in 2016, suggests Services uses. The request meets the intent of the Taylors Community Plan.

STAFF RECOMMENDATION: Approval



Aerial Imagery, 2019





Zoning Map

