

ZONING DOCKETS FROM THE JUNE 18, 2012 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-18	Jerry Calloway Cedar Lane Road R-M20 and R-10 to C-3 and R-M20 B012000101900 (portion)	19	A	A	Held for 2 weeks 6/18/12 Held	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 14, 2012 were:</p> <p><u>Speakers For</u> (1) Would like to develop the front as C-3 and have the remainder zoned R-M20 for multifamily development (2) Structure on C-3 property will have a community look as a convenience store and gas sales</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	The immediate area is characterized by a mixture of uses and zoning districts. As mentioned in the zoning history section, the subject parcel was split-zoned C-2, Commercial, and R-M20, Multifamily Residential, in 1971. The proposed C-3, Commercial, zoning is consistent with the existing zoning and land uses in the area and would be in compliance with the land use classification in the Comprehensive Plan. Rezoning the remainder of the tract to R-M20, Multifamily Residential, would eliminate the existing split-zone on site and maintain residential uses adjacent to the existing residential zoning and uses to the west, east, and south. Based on the aforementioned reasons, staff recommends approval of the request.					
P and D Committee 6-4-12	The Planning and Development Committee held the item for two weeks to allow discussions between Councilor Meadows and the Fire Chief regarding the plan presented at the Public Hearing which indicated only one ingress/egress from the development. Mr. Meadows would like confirmation that the plan is in compliance with codes.					
P and D Committee 6-18-12	The Planning and Development Committee held the item until the next Committee meeting in order to receive information from the applicant or his representative regarding additional plans for the remainder of the property. Councilor Meadows stated he did speak with the Fire Marshall and there would need to be two entrances, of which the applicant's representative stated they would work with the Fire Chief.					

DOCKET NUMBER: CZ-2012-18

APPLICANT: Jerry Calloway

PROPERTY LOCATION: Cedar Lane Road

PIN/TMS#(s): B012000101900 (portion)

EXISTING ZONING: R-10, Single-Family Residential, (2.8 acres) and R-M20, Multifamily Residential (4.65 acres)

REQUESTED ZONING: R-M20, Multifamily Residential (approximately 2.8 acres), and C-3, Commercial (approximately 1.8 acres)

ACREAGE: 4.5 for rezoning (7.8 total tract)

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The subject parcel was originally zoned R-10, Single-Family Residential, and R-M20, Multifamily Residential, as part of Area 3 in April 1971. The office park to the adjacent south was rezoned from R-M, Multifamily Residential, to S-1, Services, in 1988 as Docket CZ-1988-88.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Commerical, service/office uses, and single-family residential

North – C-2, Commercial, and R-10, Single-Family Residential, hair salon and single-family residential

West – R-10, Single-Family Residential, recreation facilities for Monaghan Baptist Church

South – S-1, Services, and R-10, Single-Family Residential, office park and Monaghan Baptist Church

East – C-2, Commercial, and S-1, Services, strip center and auto repair

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea

IMAGINE GREENVILLE PLAN: Community Corridor along Cedar Lane Road and Residential Land Use 3 for remainder of parcel

ROADS: Cedar Lane Road: five-lane, SCDOT maintained road with sidewalks on both sides

TRAFFIC IMPACT

The closest traffic count station is located approximately one mile north on Cedar Lane Road. The 2009 traffic count was 13,000 average daily trips. Traffic volumes have decreased by approximately three percent over the past five years at this location. Traffic generation from the site will likely increase due to the commercial zoning classification although it can vary greatly due to the permitted uses in the C-3, Commercial, district. Traffic generation from the site should not significantly change due the remainder of the request for multifamily zoning.

SUMMARY

The property is split-zoned R-10, Single-Family Residential (2.8 acres allows up to 12 single-family dwellings), and R-M20, Multifamily Residential (4.6 acres allows up to 92 multifamily residential dwelling units). The proposed C-3, Commercial (1.8 acres), for the front portion of the property is designed to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The remainder of request is to rezone approximately 2.8 acres of R-10, Single-Family Residential, to R-M20, Multifamily Residential. If approved, the rezoning request would allow a total of 114 multifamily residential dwelling units or an increase of 22 multifamily dwelling units. The subject site is undeveloped.

CONCLUSION

The immediate area is characterized by a mixture of uses and zoning districts. As mentioned in the zoning history section, the subject parcel was split-zoned C-2, Commercial, and R-M20, Multifamily Residential, in 1971. The proposed C-3, Commercial, zoning is consistent with the existing zoning and land uses in the area and would be in compliance with the land use classification in the Comprehensive Plan. Rezoning the remainder of the tract to R-M20, Multifamily Residential, would eliminate the existing split-zone on site and maintain residential uses adjacent to the existing residential zoning and uses to the west, east, and south. Based on the aforementioned reasons, staff recommends approval of the request.

