

ZONING DOCKETS FROM THE JUNE 27, GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-21	Michael Corn 332 White Horse Road C-2 to S-1 0376000301200	25	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 18, 2012 were:</p> <p><u>Speakers For</u> (1) Would like to rezone to increase the intensity allowed for auto uses</p> <p><u>Speakers Against</u> (1) N/A</p>					Petition/Letter For – Against –
Staff Report	The site is currently occupied by two automobile service/repair businesses and a bar/night club in an area characterized by service and light industrial uses with a few commercial businesses in the vicinity. Therefore, this zoning change will allow uses similar to those in the area. However, if rezoned to S-1, Services, the bar/night club will become a nonconforming use and all structures on the property will be in nonconformity for setbacks. These structures may also not be expanded without review and approval from the Board of Zoning Appeals. Staff has informed the applicant of these issues. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is appropriate at this location and recommends approval of the request.					

Planning Report

DOCKET NUMBER: CZ-2012-21

APPLICANT: Michael Corn

PROPERTY LOCATION: 332 White Horse Road

PIN/TMS#(s): 0376000301200

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.6

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The subject parcel was originally zoned C-2, Commercial, in May 1971 as part of Area 2. There have been rezoning requests for the subject parcel.

EXISTING LAND USE: Auto Body Repair and Bar/night club (Bar/night club will be made nonconforming if approved)

AREA CHARACTERISTICS: Commercial and service uses
North: C-2, Commercial, service business
East: C-2, Commercial, single-family residence
South: C-2, Commercial, retail business
West: I-1, Industrial, and S-1, Services, undeveloped and industrial

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt

IMAGINE GREENVILLE PLAN: Suburban Community Center on a Regional Corridor

ROADS: White Horse Road: Five-lane, SCDOT maintained U.S. Highway with sidewalks on both sides

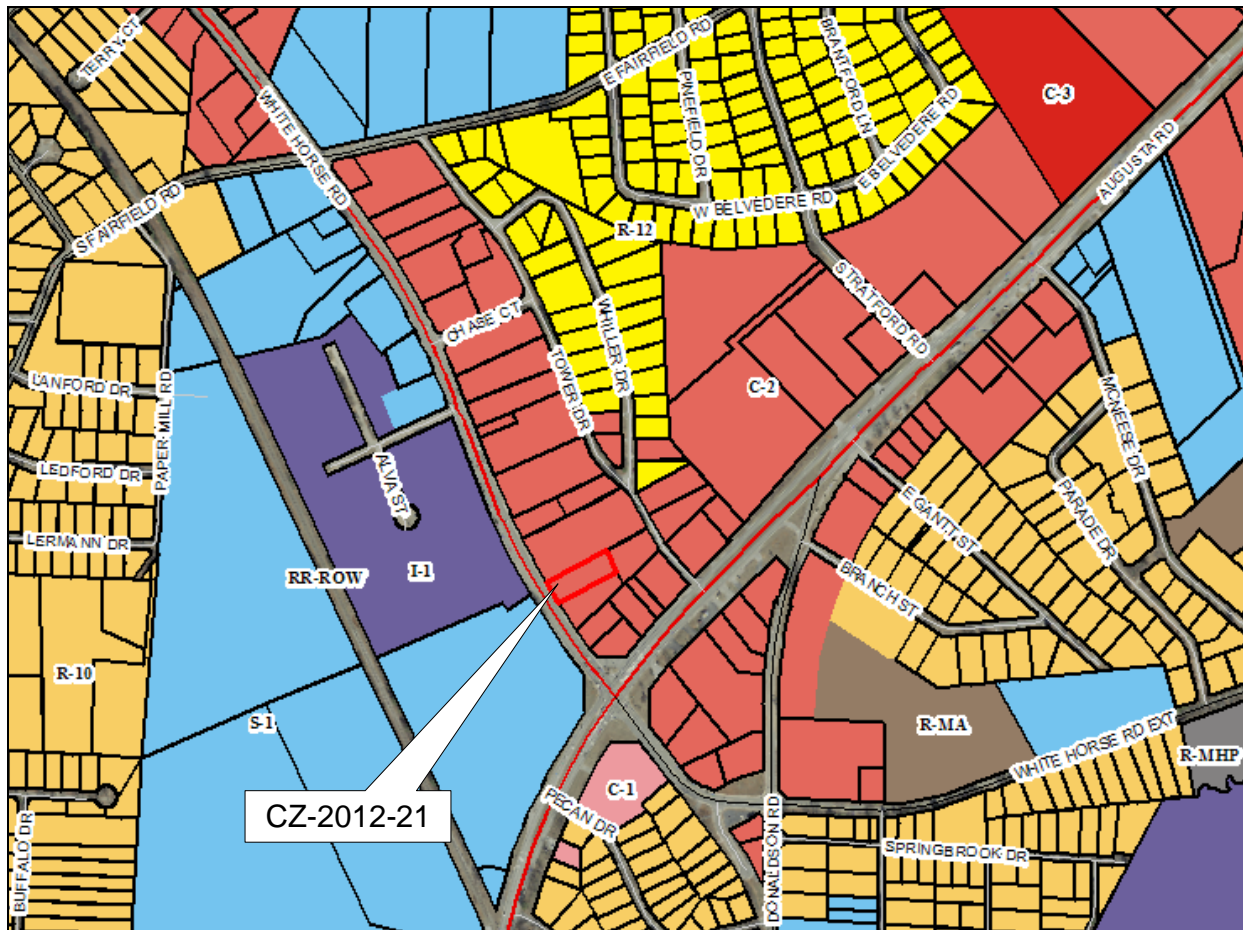
TRAFFIC IMPACT: Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested S-1, Services, district. However, the uses on site are not proposed to change. Therefore, traffic should remain the same. The closest traffic count station is located to the south across Augusta Road on White Horse Road Extension. The 2009 traffic count was 6,700 average daily trips. Traffic volumes have increased by approximately 110 percent over the past 5 years at this location.

SUMMARY

The property is zoned C-2, Commercial, which is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile and for the convenience of local residents including but not limited to the following: Auto Service Facilities and Stations, Catering Establishment, Electronics and home appliance repair. The C-2, Commercial, district also allows single-family and multifamily residential as conditional uses. The request is for S-1, Services, which is established to provide a transition between commercial and industrial districts by allowing commercial and service related uses.

CONCLUSION

The site is currently occupied by two automobile service/repair businesses and a bar/night club in an area characterized by service and light industrial uses with a few commercial businesses in the vicinity. Therefore, this zoning change will allow uses similar to those in the area. However, if rezoned to S-1, Services, the bar/night club will become a nonconforming use and all structures on the property will be in nonconformity for setbacks. These structures may also not be expanded without review and approval from the Board of Zoning Appeals. Staff has informed the applicant of these issues. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is appropriate at this location and recommends approval of the request.





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