

ZONING DOCKETS FROM THE JUNE 27, GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-23	Goldjin Company Inc. 216 N. Washington Avenue C-3 to S-1 0230000302200	25	D	D		
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) N/A</p> <p><u>Speakers Against</u> (1) N/A</p>					Petition/Letter For – Against –
Staff Report	<p>The site has historically been used as a parking lot for the adjacent commercial business. This was the stated reason the applicant requested the property to be rezoned to C-3, Commercial, in 2008. The property was vacant at the time of the rezoning in 2008. In order to use the site for commercial uses, the appropriate screening between the commercial use/zoning and the adjacent single-family residential zoning district/use must be constructed in accordance with Section 12.9 of the Zoning Ordinance. This information was noted in the staff report for Docket CZ-2008-50. As of the site inspection, no screening was in place and the Codes Enforcement Department issued a notice of violation to the applicant for storage of vehicles in the C-3, Commercial, district which is not a permitted use.</p> <p>As mentioned in the zoning history section above, the majority of the parcels in this area were zoned commercial in 1973. Staff recommended approval of C-3, Commercial, in 2008 based on the surrounding zoning and uses and the conformity of the request with the future land use designation set forth by the White Horse Road Corridor Plan. However, Staff is of the opinion S-1, Services, is not appropriate at this location due to the permitted uses in the S-1, Services district, and their incompatibility with the existing single-family residential uses to the adjacent south and the church and single-family residential zoning and uses across N. Washington Avenue. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is not appropriate at this location and recommends denial of the request.</p>					

Planning Report

DOCKET NUMBER: CZ-2012-23

APPLICANT: Goldjin Company, Inc.

PROPERTY LOCATION: 216 North Washington Avenue

PIN/TMS#(s): 0230000302200

EXISTING ZONING: C-3, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 0.19

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The subject parcel was originally zoned R-7.5, Single-Family Residential, as part of Area 4A in June 1973. A rezoning request for C-3, Commercial, zoning was approved in 2008 for the subject parcel with Staff, Planning Commission, and Planning and Development Committee recommending approval of the request (CZ-2008-50). The majority of the parcels in the vicinity of the site zoned C-2, Commercial, were zoned as part of Area 4A in June 1973.

EXISTING LAND USE: Vehicle Storage Yard in Violation of the Zoning Ordinance

AREA CHARACTERISTICS: Single-Family Residential to the adjacent south with commercial/service uses to the adjacent north and west along White Horse Road

North: C-2, Commercial, vacant commercial business
East: R-7.5, Single-Family Residential, Washington Avenue Church and parking lot
South: R-7.5, Single-Family Residential, single-family residences
West: C-2, Commercial, and S-1, Services, various commercial and services uses

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer

WHITE HORSE ROAD PLAN: Commercial/Office Uses

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS

North Washington Avenue: Four-lane, undivided SCDOT maintained road with sidewalks and no road improvements are scheduled for this area

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 site is less than one-half acre in size and is currently being used as a vehicle storage yard. Therefore, traffic should not change significantly if the rezoning is approved. The closest traffic count station is located approximately one-half of a mile south on S. Washington Avenue. The 2009 traffic count was 13,900 average daily trips. Traffic volumes have declined by approximately seven percent over the past five years at this location.

SUMMARY

The property is zoned C-3, Commercial, which provides for the development of commercial and light service land uses that are oriented to customers traveling by automobile. 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 has historically been used as a parking lot for the adjacent commercial business. This was the stated reason the applicant requested the property to be rezoned to C-3, Commercial, in 2008. The property was vacant at the time of the rezoning in 2008. In order to use the site for commercial uses, the appropriate screening between the commercial use/zoning and the adjacent single-family residential zoning district/use must be constructed in accordance with Section 12.9 of the Zoning Ordinance. This information was noted in the staff report for Docket CZ-2008-50. As of the site inspection, no screening was in place and the Codes Enforcement Department issued a notice of violation to the applicant for storage of vehicles in the C-3, Commercial, district which is not a permitted use.

As mentioned in the zoning history section above, the majority of the parcels in this area were zoned commercial in 1973. Staff recommended approval of C-3, Commercial, in 2008 based on the surrounding zoning and uses and the conformity of the request with the future land use designation set forth by the White Horse Road Corridor Plan. However, Staff is of the opinion S-1, Services, is not appropriate at this location due to the permitted uses in the S-1, Services district, and their incompatibility with the existing single-family residential uses to the adjacent south and the church and single-family residential zoning and uses across N. Washington Avenue. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is not appropriate at this location and recommends denial of the request.

