

**ZONING DOCKETS FROM THE JUNE 27 GCPC MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-24	Frank Hammond N. Pleasantburg Drive at Tulip Street R-12 and C-2 to C-1 0174020603300, 0174020603400, 0174020603500, 0174020603600, 0174020603700, 0174020603900, 0174020604000, 0174020604100, 0174020604201, and 0174020604400	23	A	A		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 18, 2012 were:</b></p> <p><u>Speakers For</u>                      (1) The properties in the request have been purchased to develop as one use and close Tulip Street.                      (2) Would like to downzone from C-2 to C-1 for the portion zoned C-2</p> <p><u>Speakers Against</u>                      (1) Interested in what uses will be allowed and access issues due to a dangerous and blind curve</p>					Petition/Letter  For –  Against –
Staff Report	<p>The site (10 parcels) is predominately undeveloped with two vacant residential structures on Tulip Street. In 2006, when the parcels along Tulip were requested to be rezoned C-3, Commercial, the request did not include the remainder of the parcels on Tulip, nor the property across Tulip currently zoned C-2, Commercial. This request is a more comprehensive approach to commercial development in this area and includes closing a residential street. Therefore, the concern about impact on the remaining residential property on Tulip Street can be ameliorated. 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/uses will be required and must be constructed in accordance with Section 12.9 of the Zoning Ordinance. The change from C-2, Commercial, to C-1, Commercial, for several of the properties also eliminates some often objectionable uses next to a residential area. Therefore, the proposed C-1, Commercial, district will be a better transition to the residential uses in the area. Based on the aforementioned reasons, staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2012-24

**APPLICANT:** Frank Hammond

**PROPERTY LOCATION:** N. Pleasantburg Drive at Tulip Street

**PIN/TMS#(s):** 0174020603300, 0174020603400, 0174020603500,  
0174020603600, 0174020603700, 0174020603900,  
0174020604000, 0174020604100, 0174020604201, and  
0174020604400

**EXISTING ZONING:** R-12, Single-Family Residential, and C-2, Commercial

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 1.75

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The subject parcels were originally zoned R-12, Single-Family Residential, and C-2, Commercial, as part of Area 1 in May 1970. A rezoning request to C-2, Commercial, for the front four parcels on Tulip Street was denied in 2002 (CZ-2002-58). In addition, a request to rezone these same four parcels to C-3, Commercial, was denied in 2006 (CZ-2006-9). There have been no other rezoning requests for the subject parcels.

**EXISTING LAND USE:** Vacant houses and undeveloped

**AREA CHARACTERISTICS:** Commercial uses on N. Pleasantburg Drive with residential to the north along Worley Road and adjacent streets

North: R-12, Single-Family Residential, and R-M20, Multifamily Residential, single-family residences, multifamily residences, and Piney Mountain Park  
East: C-2, Commercial, granite countertop business  
South: C-2, Commercial, Spinx, Dunkin Donuts, and Huddle House  
West: R-12, Single-Family Residential, single-family residences

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**CHERRYDALE AREA PLAN:** Special Policy Area 2

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3 on a Community Corridor

## **ROADS**

N. Pleasantburg Drive: Seven-lane, SCDOT maintained road with sidewalks on both sides

Tulip Street: Two-lane, County maintained road with no sidewalks (this road is proposed for closing subsequent to this rezoning)

## **TRAFFIC IMPACT**

Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested C-1, Commercial, district. Greenville County Roads and Bridges has reviewed the road closing proposal for Tulip Street and does not object to the closing provided the road is not used for commercial access to the rear onto Worley Road. The closest traffic count station is located to the east in front of Home Depot. The 2009 traffic count was 29,200 average daily trips. Traffic volumes have declined by approximately 11 percent over the past 5 years at this location.

## **SUMMARY**

The property is zoned R-12, Single-Family Residential, and C-2, Commercial. The R-12 district allows single-family residential uses at a density of 3.6 dwelling units per acre, while the C-2 district 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 district also allows single-family and multifamily residential as conditional uses. The request is for C-1, Commercial, which is established to provide commercial establishments for the convenience of local residents including but not limited to the following: Garden Center, Laundromat, Medical Clinic and Office and commercial uses including Group Commercial (Shopping Centers), and Group Office uses not exceeding 75,000 square feet. The C-1 district also allows single-family and multifamily residential as conditional uses.

## **CONCLUSION**

The site (10 parcels) is predominately undeveloped with two vacant residential structures on Tulip Street. In 2006, when the parcels along Tulip were requested to be rezoned C-3, Commercial, the request did not include the remainder of the parcels on Tulip, nor the property across Tulip currently zoned C-2, Commercial. This request is a more comprehensive approach to commercial development in this area and includes closing a residential street. Therefore, the concern about impact on the remaining residential property on Tulip Street can be ameliorated. 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/uses will be required and must be constructed in accordance with Section 12.9 of the Zoning Ordinance. The change from C-2, Commercial, to C-1, Commercial, for several of the properties also eliminates some often objectionable uses next to a residential area. Therefore, the proposed C-1, Commercial, district will be a better transition to the residential uses in the area. Based on the aforementioned reasons, staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request.

