

ZONING DOCKETS FROM THE JUNE 27, GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-27	Stephen Southerlin 2 Skyland Avenue R-7.5 to NC 0439000600500 (portion)	19	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) Need more parking for the business and cannot use part of their property because of storm water regulations</p> <p><u>Speakers Against</u> (1) N/A</p>					<p>Petition/Letter</p> <p>For – 25 names</p> <p>Against –</p>
Staff Report	<p>The subject property is located in Sans Souci Heights on the west side of Poinsett Highway. A single-family residence is located on site currently with the rear portion of the property being used as parking for the adjacent hair salon. This parking is currently an illegal use, which is the reason for the rezoning request. In 2009, Council amended the Future Land Use of the Imagine Greenville County Comprehensive Plan to allow for non-residential uses along Poinsett Highway, but did not include properties adjacent not fronting on Poinsett Highway. The requested change to add property from a single-family residential lot to a NC, Neighborhood Commercial, district is not residential in character and could potentially create further encroachment of commercial rezonings in this neighborhood. Staff is of the opinion the NC, Neighborhood Commercial, request is not appropriate at this location and recommends denial of the request.</p>					

Planning Report

DOCKET NUMBER: CZ-2012-27

APPLICANT: Stephen Southerlin

PROPERTY LOCATION: Skyland Avenue

PIN/TMS#(s): 0439000600500 (portion)

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: NC, Neighborhood Commercial

ACREAGE: 0.08

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The subject property was zoned R-7.5, Single-Family Residential, as a part of Area 3 in April 1972. There have been no rezoning requests for the subject property. However, the parcel to the adjacent east was rezoned to NC, Neighborhood Commercial, in 2009 as CZ-2009-7. In 2011, a request to change from NC, Neighborhood Commercial, to C-1, Commercial, was made and amended by County Council at second reading to a major change to the existing NC, Neighborhood Commercial, district. This change allowed parking in the front of the business.

EXISTING LAND USE: Single-Family Residential and parking lot for adjacent hair salon (in violation of the zoning ordinance)

AREA CHARACTERISTICS: Single-Family Residential and Commercial uses along Poinsett Highway

North: R-7.5, Single-Family Residential, single-family residence
East: NC, Neighborhood Commercial, hair salon
South: R-7.5, Single-Family Residential, single-family residence
West: R-7.5, Single-Family Residential, single-family residence

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer

IMAGINE GREENVILLE PLAN: Residential Land Use 2 located on a Transit Corridor

CHERRYDALE AREA PLAN: Medium Density Residential

ROADS: Skyland Avenue: 2-lane, SCDOT maintained road, with no sidewalks

TRAFFIC IMPACT

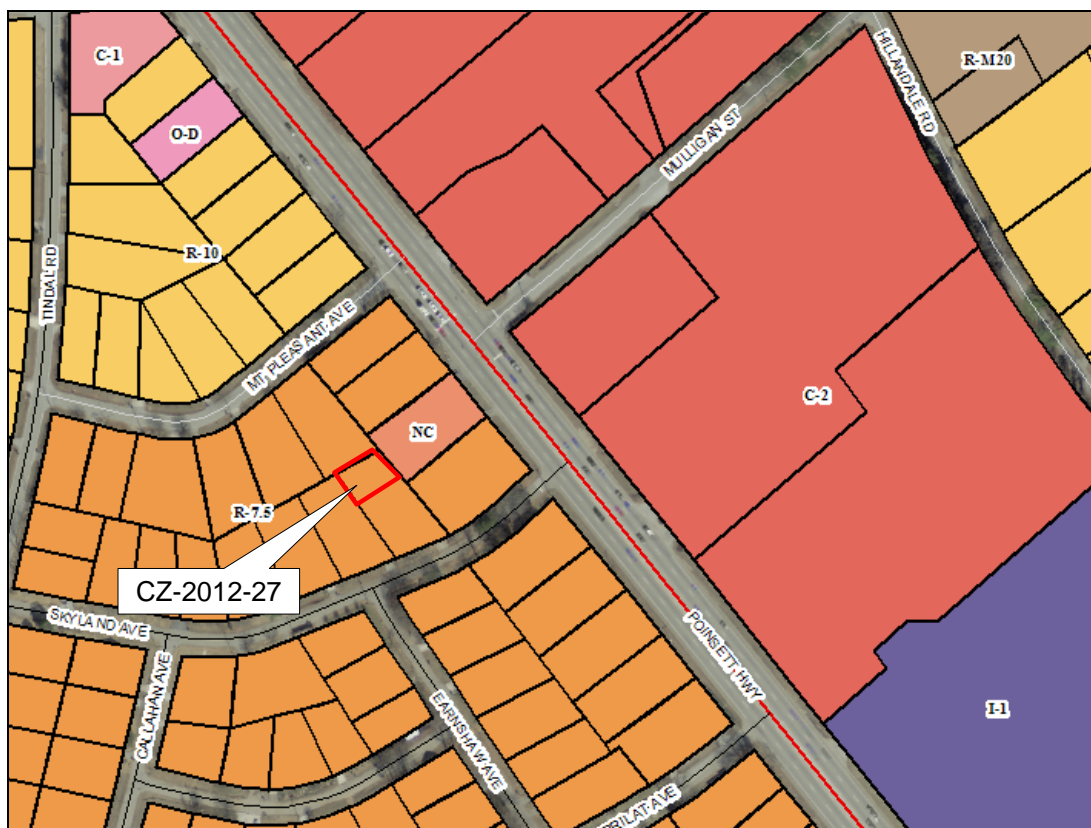
Traffic generated from the site will not change with this request as the use is to be added to an existing business and will not have access to Skyland Avenue.

SUMMARY

The property is zoned R-7.5, Single-Family Residential, which allows single-family residences at a maximum density of 5.8 dwelling units per acre. The requested NC, Neighborhood Commercial, is a review district and is proposed to be added to the NC to the east currently occupied by a hair salon.

CONCLUSION

The subject property is located in Sans Souci Heights on the west side of Poinsett Highway. A single-family residence is located on site currently with the rear portion of the property being used as parking for the adjacent hair salon. This parking is currently an illegal use, which is the reason for the rezoning request. In 2009, Council amended the Future Land Use of the Imagine Greenville County Comprehensive Plan to allow for non-residential uses along Poinsett Highway, but did not include properties adjacent not fronting on Poinsett Highway. The requested change to add property from a single-family residential lot to a NC, Neighborhood Commercial, district is not residential in character and could potentially create further encroachment of commercial rezonings in this neighborhood. Staff is of the opinion the NC, Neighborhood Commercial, request is not appropriate at this location and recommends denial of the request.





CZ-2012-27

Mt Plessant Ave

Mulligan St

Pointett Hwy


Skiland Ave



Greenville County Planning Department
Office of the Zoning Administrator

(864) 467-7425
www.greenvillecounty.org

Memorandum

To: Greenville County Planning Commission
From: Kelli McCormick, AICP, Deputy Zoning Administrator 
Date: June 19, 2012
Re: **Petition for CZ-2012-27**

The Office of the Zoning Administrator is in receipt of a petition **in favor** to the above docket with **25 names** included.

Please find this attached and let me know if you have any questions.

Thank you.

ZONING PETITION

We the undersigned property owners do hereby support / oppose (circle one) the rezoning by Greenville County Council of that property located at Skyland Dr and filed with the Greenville County Planning Department as Docket CZ- 2012-27 scheduled for the 6/18/12 (date) Public Hearing.

NAME	ADDRESS
1. Susan Owens	109 Earnshaw Ave Greenville SC
2. Norman Owens	109 Earnshaw Ave Greenville SC
3. Lassy Walker	2 Skyland Ave Greenville SC
4. Debbie Bors	4 Skyland Ave Greenville SC
5. Brenda Mauldin	2500 Pinsett Hwy Greenville SC
6. James M. Jurney	5 Meerbat Ave Greenville SC
7. Bob Smith	1813 Pinsett Hwy Greenville SC 29609
8. Harold Kinn	125 Dutchman Greenville SC 29617
9. John S. Barton	201 Bailey St Greenville SC 29609
10. Sarah K. Chardy	1207 - 15th Ave, Greenville, 29609
11. Wayne Lamm	6 Skyland Ave Greenville 29617
12. Shirley Babson	310 Tindal Rd, M'ville 29617
13. Kelly J. Myers	4 Senator Pettus Ave 29617
14. James Padgett	105 Lenore Ave
15. Erik and	104 Lenore Ave
16. Pete Eshen	112 Lenore Ave
17. Mickey Forstner	102 Lenore Ave
18. Jennifer Handford	125 Lenore Ave
19. John White	114 Tindal Rd
20. John Wayne Lewis	208 Tindal Rd
21. Jackie S. Shultz	124 Rason Drive 29617
22. Charles Enslin	134 Rason Dr 29617
23. Joe Griffin	138 Rason Dr 29617
24. Allen Moore	201 Woodlawn Dr 29617
25. Blake McAbee	8 Skyland Avenue 29617