

ZONING DOCKETS FROM AUGUST 22, 2012 GCPC

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-29	Kimberly A. Haines Old Hundred Road and Reedy Fork Road R-R3 to R-R1 0596010100500	26	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 20, 2012 were:</p> <p><u>Speakers For</u> (1) Are planning on acquiring the property that is currently being used as a parking area (2) Will subdivide the property if approved</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	<p>The site is currently used as a parking area for the adjacent commercial business and the remainder of the tract is occupied by two single-family residences. If approved, the request will allow for the combination of the existing business and the newly rezoned parking area into one parcel. It will also allow for the future subdivision of the remaining parcel into two lots for the existing single-family residences on site. The commercial use on site is located at an intersection and meets the criteria of the C-1, Commercial, district which is to provide commercial establishments for the convenience of local residents. It should be noted, if approved, this parcel will be subdivided and will not create a split-zoned parcel. The proposed R-R1, Rural Residential, and C-1, Commercial, zoning and permitted uses are consistent with the adjacent zoning and uses. Therefore, based on these reasons, Staff recommends approval of the R-R1, Rural Residential, and C-1, Commercial, rezoning request.</p>					

Planning Report

DOCKET NUMBER: CZ-2012-29

APPLICANT: Kimberly A. Haines

PROPERTY LOCATION: Old Hundred Road and Reedy Fork Road

PIN/TMS#(s): 0596010100500

EXISTING ZONING: R-R3, Rural Residential

REQUESTED ZONING: R-R1, Rural Residential, and C-1, Commercial

ACREAGE: 2.3

COUNCIL DISTRICT: 26 - Rawls

ZONING HISTORY: The subject parcel was originally zoned R-R3, Rural Residential, as part of Area 14 in August 2000. There have been no rezoning requests for the subject parcel. The adjacent parcel occupied by the commercial use was zoned C-1, Commercial, as part of Area 14 also.

EXISTING LAND USE: Parking Lot and Two Manufactured Homes

AREA CHARACTERISTICS: Residential and Commercial Business (Old Hundred Grill and Grocery)

North: R-R3, Rural Residential, single-family residential
East: C-1, Commercial, Old Hundred Grill and Grocery
South: R-R3, Rural Residential, single-family residential
West: R-R3, Rural Residential, single-family residential

WATER AVAILABILITY: Private Well

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Rural Land Use 2 (maximum density of up to 1 unit per 3 acres)

ROADS: Old Hundred Road: Two-lane, SCDOT maintained road with no sidewalks
Reedy Fork Road: Two-lane, SCDOT maintained road with no sidewalks

TRAFFIC IMPACT: Traffic generated from the site should not change because the use will remain the same as a parking area. The closest traffic count station is located approximately 1.5 miles north on Reedy Fork Road. The 2009 traffic count was 1,300 average daily trips. Traffic volumes have decreased by approximately ten percent over the past five years at this location.

SUMMARY

The property is zoned R-R3, Rural Residential, which allows single-family residential dwelling units at a maximum density of 1 dwelling unit per 3 acres. The request is for a portion of the property to be rezoned R-R1, Rural Residential, which allows single-family residential dwelling units at a maximum density of 1 dwelling unit per acre and the remainder to be rezoned C-1, Commercial, which is established to provide commercial establishments for the convenience of local residents.

CONCLUSION

The site is currently used as a parking area for the adjacent commercial business and the remainder of the tract is occupied by two single-family residences. If approved, the request will allow for the combination of the existing business and the newly rezoned parking area into one parcel. It will also allow for the future subdivision of the remaining parcel into two lots for the existing single-family residences on site. The commercial use on site is located at an intersection and meets the criteria of the C-1, Commercial, district which is to provide commercial establishments for the convenience of local residents. It should be noted, if approved, this parcel will be subdivided and will not create a split-zoned parcel. The proposed R-R1, Rural Residential, and C-1, Commercial, zoning and permitted uses are consistent with the adjacent zoning and uses. Therefore, based on these reasons, Staff recommends approval of the R-R1, Rural Residential, and C-1, Commercial, rezoning request.

