

ZONING DOCKETS FROM AUGUST 22, 2012 GCPC

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-30	Mike Kiriakides Eldorado Drive R-MA to C-2 B006000101402 (portion)	19	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></p> <p>(1) Would like to expand and redevelop the site to the west and the bakery</p> <p>(2) Will be used for parking only</p> <p><u>Speakers Against</u></p> <p>(1) None</p>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The site is currently undeveloped and is a portion of a larger undeveloped tract. The remainder of the tract will remain zoned R-MA, Multifamily Residential, to serve as a transition between the proposed commercial use and the existing residential area along Eldorado Drive. The parcel involved in the rezoning will be combined with and made a part of the adjacent commercial tract to allow for an expansion of the existing bakery. The proposed C-2, Commercial, zoning and permitted uses are consistent with the adjacent zoning and uses. Therefore, based on these reasons, Staff recommends approval of the C-2, Commercial, rezoning request.</p>					

Planning Report

DOCKET NUMBER: CZ-2012-30

APPLICANT: Mike Kiriakides, CCIM

PROPERTY LOCATION: Eldorado Drive

PIN/TMS#(s): B006000101402 (portion)

EXISTING ZONING: R-MA, Multifamily Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.5

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The subject parcel was originally zoned R-MA, Multifamily Residential, as part of Area 3 in April 1972. There have been no rezoning requests for the subject parcel. The surrounding areas were also originally zoned in 1972 as part of Area 3.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Various commercial, residential, and a vacant industrial use
North: R-MA, Multifamily Residential, duplexes
East: R-MA, Multifamily Residential, undeveloped
South: R-MA, Multifamily Residential, undeveloped
West: C-2, Commercial, bakery

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea

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

ROADS: Eldorado Drive: Two-lane, County maintained road with no sidewalks

TRAFFIC IMPACT: Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located just south of the intersection of White Horse and Trammell Roads. The 2009 traffic count was 17,300 average daily trips. Traffic volumes have declined by approximately six percent over the past five years at this location.

SUMMARY

The property is zoned R-MA, Multifamily Residential, which allows multifamily residential dwelling units at a maximum density of 20 dwelling units per acre. The request is for C-2, Commercial, which is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile along major thoroughfares and for the convenience of local residents. The C-2, Commercial, district also allows single-family and multifamily residential as conditional uses.

CONCLUSION

The site is currently undeveloped and is a portion of a larger undeveloped tract. The remainder of the tract will remain zoned R-MA, Multifamily Residential, to serve as a transition between the proposed commercial use and the existing residential area along Eldorado Drive. The parcel involved in the rezoning will be combined with and made a part of the adjacent commercial tract to allow for an expansion of the existing bakery. The proposed C-2, Commercial, zoning and permitted uses are consistent with the adjacent zoning and uses. Therefore, based on these reasons, Staff recommends approval of the C-2, Commercial, rezoning request.

