

ZONING DOCKETS FROM AUGUST 22, 2012 GCPC

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-34	Inland Western Greenville Five Forks, LLC 2607 Woodruff Road C-1 to C-2 0531020102507 (portion)	21	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) No bar/tavern would be allowed due to covenants (2) Is only a move of an existing store from around the corner</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – 14 names on petition Against –
Staff Report	<p>Staff is of the opinion the proposed C-2, Commercial, zoning designation and permitted uses are compatible with the zoning and uses in the immediate vicinity. Although Staff does not advocate split-zoning parcels; this suite is located within a large commercial shopping center zoned C-1, Commercial. The shopping center is occupied by various commercial uses and this suite will be contained within the larger parcel.</p> <p>The shopping center is located on Woodruff Road, a five-lane highway occupied by numerous commercial and service related uses and is considered to be a significant commercial node for the area. Also, the Future Land Use Map and East Woodruff Road Area Plan both indicate this area is appropriate for commercial uses (including C-2, Commercial). Based on the aforementioned reasons, staff recommends approval of the C-2, Commercial, request for a portion of the site.</p>					

Planning Report

DOCKET NUMBER: CZ-2012-34

APPLICANT: Inland Western Greenville Five Forks, LLC

PROPERTY LOCATION: Woodruff Road at Batesville Road

PIN/TMS#(s): 0531020102507 (portion)

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.08 (3,485 sq. ft.)

COUNCIL DISTRICT: 21 - Burns

ZONING HISTORY: The subject parcel and surrounding area was originally zoned C-1, Commercial, as part of Area 7 in April 1991. There have been no rezoning requests for the subject parcel. The strip center adjacent to the subject site known as TMS # 0531020102513 was submitted for a rezoned to C-2, Commercial, in 2004 as Dockets CZ-2004-80 and CZ-2004-100. CZ-2004-80 was withdrawn prior to the public hearing and Staff and Planning Commission recommended approval of the request for CZ-2004-100 with P&D Committee recommending denial and the request was subsequently withdrawn by the applicant prior to Second Reading.

EXISTING LAND USE: Vacant suite in shopping center

AREA CHARACTERISTICS: Commercial shopping center

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sub-District

IMAGINE GREENVILLE PLAN: Subregional Center on a Community Corridor

EAST WOODRUFF ROAD AREA: Commercial

ROADS: Woodruff Road: Five-lane, SCDOT maintained highway with sidewalks on both sides of the road

TRAFFIC IMPACT: The subject site is part of a commercial shopping center. Therefore, no significant additional trips should be generated. The closest traffic count station is located just east of the site at Sunnydale Drive. The 2011 traffic count was 17,400 average daily trips. Traffic volumes have increased by approximately four percent over the past five years at this location.

SUMMARY

The property is zoned C-1, Commercial, which is established to provide commercial establishments for the convenience of local residents. 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.

CONCLUSION

Staff is of the opinion the proposed C-2, Commercial, zoning designation and permitted uses are compatible with the zoning and uses in the immediate vicinity. Although Staff does not advocate split-zoning parcels; this suite is located within a large commercial shopping center zoned C-1, Commercial. The shopping center is occupied by various commercial uses and this suite will be contained within the larger parcel.

The shopping center is located on Woodruff Road, a five-lane highway occupied by numerous commercial and service related uses and is considered to be a significant commercial node for the area. Also, the Future Land Use Map and East Woodruff Road Area Plan both indicate this area is appropriate for commercial uses (including C-2, Commercial). Based on the aforementioned reasons, staff recommends approval of the C-2, Commercial, request for a portion of the site.



