

ZONING DOCKETS FROM JANUARY 23, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-1	Gordon E. Mann 2424 Old Buncombe Road R-M20 to C-2 0154001100100 (portion)	23	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2013 were:</p> <p><u>Speakers For</u></p> <p>(1) Would like to come into compliance with use of the property next door and use the property for storage and parking vehicles related to the business</p> <p>(2) Wants to be law abiding</p> <p><u>Speakers Against</u></p> <p>(1) none</p>					<p>Petition/Letter</p> <p>For – 1</p> <p>Against –</p>
Staff Report	<p>Although Staff would not consider Old Buncombe Road a major thoroughfare usually necessary to support C-2, Commercial, zoning, the site is located in an area along Old Buncombe Road that was zoned commercial in 1972. Numerous commercial uses exist along Old Buncombe Road including the adjacent commercial uses on Neely Street and Kerns Avenue. The subject parcels are currently vacant with the exception of a storage building for the adjacent use. The subject parcels were subsequently combined with the adjacent tract in December 2012 which created a split-zone. The vacant tract and storage building are enclosed in a fence that surrounds the adjacent commercial business and as noted above are now considered one parcel due to the lot combination. If approved, the applicant will be required to screen the subject parcels from the adjacent residential uses in accordance with Section 12:9 of the Greenville County Zoning Ordinance. Based on the aforementioned reasons Staff recommends approval of the C-2, Commercial request.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-1

APPLICANT: Gordon E. Mann

PROPERTY LOCATION: Old Buncombe Road and Neely Street

PIN/TMS#(s): 0154001100100 (portion)

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.3

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The subject parcel was originally zoned R-M, Multifamily Residential, in April 1972 as part of Area 3. A request to rezone the adjacent parcels from C-2, Commercial, to S-1, Services, was submitted in 1997 as Docket CZ-1997-2. Staff, Planning Commission and P&D Committee recommended denial of the request. The request was withdrawn by the applicant prior to Second Reading by Council.

EXISTING LAND USE: Vacant and storage building on the same parcel as an existing commercial use

AREA CHARACTERISTICS: Predominantly commercial along Old Buncombe Road

North: R-M20, Multifamily Residential, parking lot
East: R-M20, Multifamily Residential, single-family residential
South: R-M20, Multifamily Residential, apartments and Cherrydale Baptist Church along Old Buncombe Road
West: C-2, Commercial, commercial business (Mann Enterprises)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (minimum of 6 units per acre)

ROADS: Old Buncombe Road: Four-lane, SCDOT maintained with sidewalks on both sides of the road
Kerns Avenue: Two-lane, SCDOT maintained with no sidewalks
Neely Street: Two-lane, County maintained with no sidewalks

TRAFFIC IMPACT

Traffic generated from the site can vary greatly due to the variety of permitted uses in the requested C-2, Commercial, district. However, the proposed rezoning areas are currently a portion of the existing commercial area with no specific plans for expansion. Therefore, traffic should not change significantly if the rezoning is approved. The closest traffic count station is located approximately 1.3 miles north on Old Buncombe Road just south of the intersection with N. Franklin Road. The 2011 traffic count was 6,300 average daily trips. Traffic volumes have increased by an average of approximately eight percent over the past five years at this location.

SUMMARY

The property is zoned R-M20, Multifamily Residential, a district established to provide for varying population densities. The request is for C-2, Commercial, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile.

CONCLUSION

Although Staff would not consider Old Buncombe Road a major thoroughfare usually necessary to support C-2, Commercial, zoning, the site is located in an area along Old Buncombe Road that was zoned commercial in 1972. Numerous commercial uses exist along Old Buncombe Road including the adjacent commercial uses on Neely Street and Kerns Avenue. The subject parcels are currently vacant with the exception of a storage building for the adjacent use. The subject parcels were subsequently combined with the adjacent tract in December 2012 which created a split-zone. The vacant tract and storage building are enclosed in a fence that surrounds the adjacent commercial business and as noted above are now considered one parcel due to the lot combination. If approved, the applicant will be required to screen the subject parcels from the adjacent residential uses in accordance with Section 12:9 of the Greenville County Zoning Ordinance. Based on the aforementioned reasons Staff recommends approval of the C-2, Commercial request.

