

**ZONING DOCKETS FROM MARCH 27, 2013 GCPC MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2013-12</b>	Greg Saad 409 S. Washington Avenue C-1 to S-1 0227000201501	25	D	A		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Rezone for redevelopment of the property that they have upgraded</li> <li>(2) Need to "flip-flop" zoning districts on properties across from each other</li> <li>(3) Structure is better suited for S-1 uses due to large doors and open bays for auto repair</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) None</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
<b>Staff Report</b>	<p>The site is currently occupied by a vacant automobile repair garage and over time has been occupied by service/commercial uses. Staff is of the opinion that the uses permitted in the S-1, Services, district are not appropriate on the north side of South Washington Avenue based on the surrounding residential uses and commercial uses across South Florida Avenue. As noted in the area characteristics section above, the parcel to the west is currently being requested to be rezoned from S-1, Services, to C-1, Commercial. The intent of the S-1, Services, district is to provide a transition between commercial and industrial districts. In this instance, the property is surrounded by residential uses to the adjacent north and west and is on a corner across from commercial uses and parcels zoned commercial.</p> <p>Staff is of the opinion commercial zoning of the property, is more consistent with the surrounding uses and commercial zoning classifications. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is not appropriate at this location and recommends denial of the request.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2013-12

**APPLICANT:** Greg Saad

**PROPERTY LOCATION:** 409 South Washington Avenue

**PIN/TMS#(s):** 0227000201501

**EXISTING ZONING:** C-1, Commercial

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 0.3

**COUNCIL DISTRICT:** 25 - Gibson

**ZONING HISTORY:** The subject parcel was originally zoned R-10, Single-Family Residential, in June 1973 (Area 4A). In March 1999, a request to rezone the parcel to C-2, Commercial, was amended and approved as C-1, Commercial, per Docket CZ-1999-26. The parcel to the east across South Florida Avenue was rezoned from R-10, Single-Family Residential, to S-1, Services per Docket CZ-1977-47 in August 1977. The remainder of the parcels to the east were rezoned from R-10, Single-Family Residential, to C-1, Commercial, and C-2, Commercial, in 1982 and 1986, respectively.

**EXISTING LAND USE:** Vacant automobile repair garage

**AREA CHARACTERISTICS:** Various commercial/service uses and single-family residences

North: R-10, Single-Family Residential, single-family residence  
East: S-1, Services, retail use (rezoning request for C-1, Commercial, per Docket CZ-2012-9)  
South: I-1, Industrial, Concrete Creations  
West: R-10, Single-Family Residential, single-family residence

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3

**ROADS:** South Washington Avenue: 4-lane, SCDOT maintained with sidewalks on both sides  
South Florida Avenue: 2-lane, SCDOT maintained with no sidewalks

## **TRAFFIC IMPACT**

Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested S-1, Services, district. The closest traffic count station is located approximately one-fifth mile to the north on South Washington Avenue. The 2011 traffic count was 13,800 average daily trips. Traffic volumes have decreased by approximately 6 percent over the past 5 years at this location.

## **SUMMARY**

The property is zoned C-1, Commercial, a district established to provide commercial establishments for the convenience of local residents. The request is for S-1, Services, a district established to provide a transition between commercial and industrial districts.

## **CONCLUSION**

The site is currently occupied by a vacant automobile repair garage and over time has been occupied by service/commercial uses. Staff is of the opinion that the uses permitted in the S-1, Services, district are not appropriate on the north side of South Washington Avenue based on the surrounding residential uses and commercial uses across South Florida Avenue. As noted in the area characteristics section above, the parcel to the west is currently being requested to be rezoned from S-1, Services, to C-1, Commercial. The intent of the S-1, Services, district is to provide a transition between commercial and industrial districts. In this instance, the property is surrounded by residential uses to the adjacent north and west and is on a corner across from commercial uses and parcels zoned commercial.

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