

**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-2013-9</b>	Angela Hurks 501 S. Washington Avenue S-1 to C-1 0227000302402	25	A	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> <p>(1) Will allow a thrift store as part of Step-by-Step Ministry to assist women who have been incarcerated gain work skills in a safe environments</p> <p>(2) Was a hardware store on site before and retail uses next door</p> <p><u>Speakers Against</u></p> <p>(1) None</p>					Petition/Letter  For –  Against –
<b>Staff Report</b>	<p>The site is currently occupied by a retail use (thrift shop). The adjacent properties and the properties along the south side of South Washington Avenue in this immediate area are zoned either commercial or industrial and are occupied by various commercial and service type uses. The commercial uses are located on the north side of South Washington Avenue and the service/industrial uses are located on the south side of South Washington Avenue. The proposed rezoning request to C-1, Commercial, is consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the C-1, Commercial, district are more consistent with the surrounding uses than those currently permitted in the S-1, Services, district. Based on the aforementioned reasons, Staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2013-9

**APPLICANT:** Angela Hurks

**PROPERTY LOCATION:** 501 South Washington Avenue

**PIN/TMS#(s):** 0227000302402

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

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

**ACREAGE:** 0.25

**COUNCIL DISTRICT:** 25 - Gibson

**ZONING HISTORY:** The subject parcel was originally zoned R-10, Single-Family Residential, in June 1973 (Area 4A). In July 1977, a request to rezone the parcel to C-2, Commercial, was withdrawn by the applicant (CZ-1977-40). The parcel was subsequently rezoned to S-1, Services, per Docket CZ-1977-47 in August 1977. Staff recommended denial of the request to S-1, Services. The parcel to the west across S. Florida Avenue was rezoned to C-1, Commercial, from R-10, Single-Family Residential, in June 1999 as Docket CZ-1999-26. The parcel to the adjacent east was rezoned from R-10, Single-Family Residential, to C-1, Commercial (amended from C-2, Commercial) in 1982 as Docket CZ-1982-76. The remainder of the parcels to the adjacent north and to the east were rezoned from R-10, Single-Family Residential, to C-2, Commercial, in 1986 as Docket CZ-1986-46.

**EXISTING LAND USE:** Retail use (thrift shop)

**AREA CHARACTERISTICS:** Various commercial and service uses

North: C-2, Commercial, undeveloped  
East: C-1, Commercial, retail use (flower/gift shop)  
South: I-1, Industrial, Concrete Creations  
West: C-1, Commercial, vacant auto garage

**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 C-1, Commercial, district. The closest traffic count station is located approximately one-fifth of a 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 S-1, Services, a district established to provide a transition between commercial and industrial districts. The request is for C-1, Commercial, a district established to provide commercial establishments for the convenience of local residents.

## **CONCLUSION**

The site is currently occupied by a retail use (thrift shop). The adjacent properties and the properties along the south side of South Washington Avenue in this immediate area are zoned either commercial or industrial and are occupied by various commercial and service type uses. The commercial uses are located on the north side of South Washington Avenue and the service/industrial uses are located on the south side of South Washington Avenue. The proposed rezoning request to C-1, Commercial, is consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the C-1, Commercial, district are more consistent with the surrounding uses than those currently permitted in the S-1, Services, district. Based on the aforementioned reasons, Staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request.

