

ZONING DOCKETS FROM APRIL 24, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-16	Jake Van Gieson E. North Street/Howell Road O-D and PD to C-1 0541030101605, 0541030101604, and 0541030101606	22	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 15, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Want to combine properties and rezone both parcels to C-1 to make it more marketable for retail/restaurant type uses (2) This parcel is separated from the remainder of the Howell Ridge PD by McDonalds which is under construction <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The site is currently occupied by a bank and strip mall along E. North Street in an area characterized by commercial and residential development. The Imagine Greenville County Comprehensive Plan Future Land Use Map designates this intersection as a Sub-Regional Center. The proposed rezoning request to C-1, Commercial, is consistent with the surrounding land uses, zoning, and future land use map. 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-2013-16

APPLICANT: Jake Van Gieson

PROPERTY LOCATION: 3695 and 3601 E. North Street

PIN/TMS#(s): 0541030101605, 0541030101604, and 0541030101606 (portion)

EXISTING ZONING: O-D, Office District, and PD, Planned Development

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1.139

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The subject parcels were originally zoned R-20, Single-Family Residential, in May 1970 (Area 1). The parcels zoned PD, Planned Development, were changed to PD in 1984 (CZ-84-84 and CZ-84-114) and the parcel zoned O-D, Office District, was rezoned in 1972 (CZ-72-118). There have been no other rezoning requests for the subject parcels other than changes to signage in the Planned Development.

EXISTING LAND USE: Vacant bank, strip mall, and access drive

AREA CHARACTERISTICS: Various commercial uses

North: PD, Planned Development, restaurant
East: C-1, Commercial, gas station
South: R-20, Single-Family Residential, vacant and single-family residential
West: O-D, Office District, bank

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Wade Hampton

IMAGINE GREENVILLE PLAN: Neighborhood Corridor in a Sub-Regional Center

ROADS: E. North Street: 5-lane, SCDOT maintained road with sidewalks on both sides
Howell Road: 5-lane, SCDOT maintained road with sidewalks on both sides
Old Howell Road: 2-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-1, Commercial, district. The closest traffic count station is located approximately $\frac{3}{4}$ of a mile to the west in front of The Cove at Butler Springs Subdivision. The 2011 traffic count was 16,400 average daily trips. Traffic volumes have decreased by approximately 11 percent over the past 5 years at this location.

SUMMARY

The property is zoned PD, Planned Development, a district for innovative mixed use development, and O-D, Office District, a district established to provide office and like uses. 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 bank and strip mall along E. North Street in an area characterized by commercial and residential development. The Imagine Greenville County Comprehensive Plan Future Land Use Map designates this intersection as a Sub-Regional Center. The proposed rezoning request to C-1, Commercial, is consistent with the surrounding land uses, zoning, and future land use map. 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. The Planning Commission recommends approval.

