

**ZONING DOCKETS FROM APRIL 24, 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-2013-17</b>	Freeland & Kauffman, Inc. Easley Bridge Rd/N. Georgia R-7.5 and C-2 to C-1 0229000600800, 0229000601100, and 0229000601000	25	A	A		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 15, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Rezone from C-2 to C-1 which is better for neighbors</li> <li>(2) Will be a retail use on site</li> <li>(3) Will combine all 3 lots into one lot</li> <li>(4) Commercial zoning and uses are adjacent</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 3 single-family residences with two on properties zoned C-2, Commercial, along Easley Bridge Road. The adjacent properties and the majority of properties along Easley Bridge Road in this area are zoned commercial and are occupied by various commercial and service type uses. 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 adjacent residential uses to the north than those currently permitted in the C-2, Commercial, district and will serve as a more appropriate transition to the residential area. 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-2013-17

**APPLICANT:** Freeland and Kauffman, Inc.

**PROPERTY LOCATION:** 1506 & 1508 Easley Bridge Road and 5 North Georgia Avenue

**PIN/TMS#(s):** 0229000600800, 0229000601100, and 0229000601000

**EXISTING ZONING:** R-7.5, Single-Family Residential and C-2, Commercial

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

**ACREAGE:** 1

**COUNCIL DISTRICT:** 25 - Gibson

**ZONING HISTORY:** The parcels zoned PD, Planned Development, are part of a larger Planned Development known as Howell Ridge, which was approved in 1984.

**EXISTING LAND USE:** Single-family residential

**AREA CHARACTERISTICS:** Various commercial and service uses along Easley Bridge Road  
  
North: R-7.5, Single-Family Residential, single-family residential  
East: C-2, Commercial, strip center (church and vacant), C-2 and C-3, Commercial across N. Georgia Avenue (undeveloped)  
South: R-10, Single-Family Residential, Nonconforming Auto Repair Use (123 Tire), and C-1, Commercial, single-family residences  
West: C-2, Commercial, contractor's business (Gilstrap Roofing), and R-7.5, Single-Family Residential, single-family residences

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker

**IMAGINE GREENVILLE PLAN:** Suburban Center on a Transit Corridor

**ROADS:** Easley Bridge Road: 4-lane, SCDOT maintained U.S. Highway with sidewalks on both sides  
North Georgia 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-half mile to the east on Easley Bridge Road near 3<sup>rd</sup> Avenue. The 2011 traffic count was 18,500 average daily trips. Traffic volumes have decreased by approximately 5 percent over the past 5 years at this location.

## **SUMMARY**

The property is zoned R-7.5, Single-Family Residential, a district established as an area in which the principal use of land is for single-family dwellings. Single-family attached and two-family dwellings are permitted as a conditional use. 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 vacant bank building, an access drive, and a strip mall. single-family residences with two on properties zoned C-2, Commercial, along Easley Bridge Road. The adjacent properties and the majority of properties along Easley Bridge Road in this area are zoned commercial and are occupied by various commercial and service type uses. 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 adjacent residential uses to the north than those currently permitted in the C-2, Commercial, district and will serve as a more appropriate transition to the residential area. 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 of the request.

