

ZONING DOCKETS FROM MAY 22, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-18	Brad Doyle Easley Bridge Road R-M20 & C-3 to O-D 0113000100101	23	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Would like to rezone for a care center for young mothers and an office building for the Diocese of Charleston (Catholic Charities) (2) Neighbor on Arlington Street thinks this will make a wonderful addition (3) Members of parish in support (25 stand) <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 majority of properties along Easley Bridge Road in this area are zoned for non-residential uses and are occupied by various commercial, institutional, and service type uses. The uses allowed in the proposed rezoning request to O-D, Office District, are consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the O-D, Office District, are more consistent with the adjacent residential uses to the north than those permitted in a commercial district and will serve as an appropriate transition to the residential area from Easley Bridge Road. Based on the aforementioned reasons, Staff is of the opinion the O-D, Office District, request is appropriate at this location and recommends approval of the request.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-18

APPLICANT: KDS Commercial Properties

PROPERTY LOCATION: Easley Bridge Road (Highway 123)

PIN/TMS#(s): 0113000100101

EXISTING ZONING: R-M20, Multifamily Residential, and C-3, Commercial

REQUESTED ZONING: O-D, Office District

ACREAGE: 2.89

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The property was originally zoned I-1, Industrial, as part of Area 4A in June 1973. The parcel and the parcel to the adjacent east were rezoned to R-M20, Multifamily Residential, and C-3, Commercial, from I-1, Industrial, in 2007 as Docket CZ-2007-26. Staff, Planning Commission, and P&D Committee recommended approval.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS: Various commercial, service, and institutional uses along Easley Bridge Road

North: R-7.5, Single-Family Residential, single-family residential
East: C-3, Commercial, vacant (former site of Piedmont Plush Textile Plant)
South: C-2, Commercial, vacant residence and community garden, and O-D, Office District, St. Francis Hospital and associated uses
West: C-2, Commercial, Easley Bridge Road Head Start Center

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker

IMAGINE GREENVILLE PLAN: Residential Land Use 3 on a Transit Corridor

ROADS: Easley Bridge Road: 4-lane, SCDOT maintained U.S. Highway with sidewalks on both sides

TRAFFIC IMPACT

Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested O-D, Office District; however, it is typically less than that of multifamily residential uses. The closest traffic count station is located approximately one-half mile to the west on Easley Bridge Road near 3rd 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 majority of the property is zoned R-M20, Multifamily Residential, a district established to provide for varying population densities. The request is for O-D, Office District, a district established to provide for professional office uses and other similar uses such as care centers, banks, etc.

CONCLUSION

The majority of properties along Easley Bridge Road in this area are zoned for non-residential uses and are occupied by various commercial, institutional, and service type uses. The uses allowed in the proposed rezoning request to O-D, Office District, are consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the O-D, Office District, are more consistent with the adjacent residential uses to the north than those permitted in a commercial district and will serve as an appropriate transition to the residential area from Easley Bridge Road. Based on the aforementioned reasons, Staff is of the opinion the O-D, Office District, request is appropriate at this location and recommends approval of the request. The Planning Commission recommends approval of the request.

