

ZONING DOCKETS FROM MAY 22, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-19	Nelson Mullins Riley & Scarborough, LLP N. Pleasantburg/Furman Hall R-12, C-2 & S-1 to C-3 0174010102900, 0174020600500 (portion), 0174010101100, 0174010101000, 0174010101101, 0174010101102, 0174010101300, 0174010101400, 0174010101500, 0174010101600, 0174010101700, 0174010101800, 0174010101900, 0174010102000, 0174010102100, 0174010102500, 0174010102800, 0174010103101, and 0174010101200	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 to develop as a Wal-Mart Super Center (2) Explains community meeting and concerns regarding storm water and drainage (3) Details aspects of rezoning (4) Consistent with Comp Plan and Cherrydale Area Plan (5) States this will be a single user <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Concerned about being squeezed out of area as a homeowner (2) Storm water concerns, including flooding (3) Traffic will increase (4) Wildlife are losing their habitat (5) Noise and light pollution problems (6) Criminal activity forced into neighborhood 					Petition/Letter For – Against –
Staff Report	The subject properties are located on North Pleasantburg Drive and Furman Hall Road. A land use pattern of commercial development along North Pleasantburg Drive is predominant in this immediate area, as evidenced by the commercial uses across Furman Hall Road from the subject properties. Single family residences are predominant along the rear of the site and to the north. This rezoning also falls within Special Policy Area 2 of the Cherrydale Area Plan and within a Regional Center in the Imagine Greenville County Comprehensive Plan, both of which support the requested zoning district. Staff is of the opinion the proposed zoning is more appropriate than the current zoning of S-1, Services for the front portion of the request. As the request does not include all of the property fronting Worley Road and as it meets the land use plans for the area, Staff recommends approval.					

Planning Report

DOCKET NUMBER: CZ-2013-19

APPLICANT: Nelson Mullins Riley & Scarborough, LLP

PROPERTY LOCATION: N. Pleasantburg Drive & Furman Hall Road Intersection

PIN/TMS#(s): 0174010102900, 0174020600500 (portion), 0174010101100, 0174010101000, 0174010101101, 0174010101102, 0174010101300, 0174010101400, 0174010101500, 0174010101600, 0174010101700, 0174010101800, 0174010101900, 0174010102000, 0174010102100, 0174010102500, 0174010102800, 0174010103101, and 0174010101200

EXISTING ZONING: S-1, Services, R-12, Single-Family Residential, and C-2, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 14.5

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The properties were originally zoned R-12, Single-Family Residential, and C-2, Commercial, as part of Area 1 in May 1970. The property zoned S-1, Services, was rezoned in 1984 (CZ-1984-18). There have been several rezoning requests for the subject parcels since this rezoning. In 2000, a rezoning for several of the properties along Foister Street was requested for a PD, Planned Development. This was denied (CZ-2000-18). In 2007, a PD, Planned Development, was submitted for the majority of these properties for 142,000 square feet of retail space and 30 patio homes which was denied (CZ-2007-28). An addition to this PD, Planned Development, request was made during the process as CZ-2007-37 to add an additional 5 acres and 50,000 square feet of retail space, but was withdrawn.

EXISTING LAND USE: Vacant car dealership (service department still in use), single-family residential, and vacant

AREA CHARACTERISTICS: Various commercial uses and single-family residential

North: R-12, Single-Family Residential, and C-2, Commercial, single-family residential and auto sales
East: R-12, Single-Family Residential, and C-2, Commercial, single-family residential and auto service
South: C-2, Commercial, nail salon, auto detailing, and retail
West: R-12, Single-Family Residential, and C-2, Commercial, single-family residential and restaurant

WATER AVAILABILITY:	Greenville Water
SEWER AVAILABILITY:	Parker
IMAGINE GREENVILLE PLAN:	Regional Center on a Community Corridor
CHERRYDALE AREA PLAN:	Special Policy Area 2
ROADS:	N. Pleasantburg Drive: 7-lane SCDOT maintained road with sidewalks on both sides Furman Hall Road: 2-lane County maintained road with no sidewalks

TRAFFIC IMPACT

Traffic generated from the site can vary greatly due to the wide variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located approximately 1/4 mile to the west in front of Cherrydale Shopping Center. The 2011 traffic count was 34,600 average daily trips. Traffic volumes have decreased by approximately 3 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 by allowing commercial and service related uses; C-2, Commercial, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile; and R-12, Single-Family Residential, which provides for single-family residences at a maximum density of 3.6 dwelling units per acre. The request is for C-3, Commercial, a district established to provide a transition between commercial and industrial districts by allowing commercial and service related uses.

CONCLUSION

The subject properties are located on North Pleasantburg Drive and Furman Hall Road. A land use pattern of commercial development along North Pleasantburg Drive is predominant in this immediate area, as evidenced by the commercial uses across Furman Hall Road from the subject properties. Single family residences are predominant along the rear of the site and to the north. This rezoning also falls within Special Policy Area 2 of the Cherrydale Area Plan and within a Regional Center in the Imagine Greenville County Comprehensive Plan, both of which support the requested zoning district. Staff is of the opinion the proposed zoning is more appropriate than the current zoning of S-1, Services for the front portion of the request. As the request does not include all of the property fronting Worley Road and as it meets the land use plans for the area, Staff recommends approval. The Planning Commission recommends approval.

