

ZONING DOCKETS FROM MAY 22, 2013 GCPC MEETING

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|------------------------|---|----------|------------|-----------|----------|--|
| CZ-2013-20 | Barbara Morris 2802 E. North Street R-M20 to C-1 0279000101200 and 0279000101300 | 22 | 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 open an alternative health center, café, and wedding venue (2) Keep in line with neighborhood style (3) Could build tall apartments, but would like to keep it small <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Traffic concerns (2) Townhome residents adjacent concerned about commercial next door (9 stand) (3) Storm water issues (4) Fear there will not be a sufficient buffer because of power lines (5) Noise with weddings at night | | | | | <p>Petition/Letter</p> <p>For –</p> <p>Against –</p> |
| Staff Report | <p>The subject site is occupied by a vacant single-family residence and an undeveloped area. The immediate area on the south side of E. North Street consists of various nonresidential uses as well as medium density residential uses. C-1, Commercial, zoning is considered to be a district to provide for commercial establishments for the convenience of local residents and this location would allow for pedestrian access from the adjacent medium density residential uses in the area as well as the adjacent office and other commercial uses in the immediate area. The Future Land Use Map designates E. North Street as a Neighborhood Corridor and C-1, Commercial, zoning and permitted uses are considered appropriate along these corridors.</p> <p>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-2013-20

APPLICANT: Barbara Morris

PROPERTY LOCATION: East North Street at Pelham Commons Boulevard

PIN/TMS#(s): 0279000101200 and 0279000101300

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 2.1

COUNCIL DISTRICT: 22 - Taylor

ZONING HISTORY: The subject parcels were zoned R-M20, Multifamily Residential, as part of Area 1 in May 1970. There have been no rezoning requests for the subject parcels. The tracts to the west across Pelham Commons Boulevard were rezoned from RM, Multifamily Residential, to O-D, Office District, as Docket CZ-1978-26 prior to the City of Greenville annexing the properties in 2003.

EXISTING LAND USE: Vacant Single-Family Residence and undeveloped

AREA CHARACTERISTICS: Various office/commercial uses/multifamily residential

North: R-20, Single-Family Residential, single-family residential
East: R-M20, Multifamily Residential, single-family residential (Oak Forest Townhomes)
South: C-2, Commercial, vacant (City of Greenville)
West: O-D, Office District, professional offices

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Wade Hampton Sewer (parcel fronting E. North Street) and Metropolitan Sewer

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (rear portion) on a Neighborhood Corridor (front portion)

ROADS: East North Street: five-lane, undivided SCDOT maintained road, with sidewalks on both sides of East North Street

Pelham Commons Boulevard: two-lane City and County maintained road, with sidewalks on one side

TRAFFIC IMPACT

Traffic will increase based on the permitted uses in the C-1, Commercial, district. The closest traffic count station is located on East North Street approximately one-half mile to the east 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 eleven percent over the past five years at this location.

SUMMARY

The property is zoned R-M20, Multifamily Residential, which allows multifamily development at a maximum density of 20 units per acre. The request is for C-1, Commercial, which provides commercial establishments for the convenience of local residents.

CONCLUSION

The subject site is occupied by a vacant single-family residence and an undeveloped area. The immediate area on the south side of E. North Street consists of various nonresidential uses as well as medium density residential uses. C-1, Commercial, zoning is considered to be a district to provide for commercial establishments for the convenience of local residents and this location would allow for pedestrian access from the adjacent medium density residential uses in the area as well as the adjacent office and other commercial uses in the immediate area. The Future Land Use Map designates E. North Street as a Neighborhood Corridor and C-1, Commercial, zoning and permitted uses are considered appropriate along these corridors.

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 recommended approval.

