

**ZONING DOCKETS FROM MAY 22, 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-2013-21</b>      | William C. Hammond<br>1939 Woodruff Road<br>C-1 to C-3<br>0539010100907  | 21              | A                 | A                |                     |   |
| <b>Public Comments</b> | <p><b>Some of the general comments made by Speakers at the Public Hearing on May 20, 2013 were:</b></p> <p><u>Speakers For</u><br/>(1) Would like to rezone for a auto rental business, which is not permitted in C-1</p> <p><u>Speakers Against</u><br/>(1) None</p>  |                 |                   |                  |                     | Petition/Letter<br><br>For –<br><br>Against – |
| <b>Staff Report</b>    | The subject parcel is occupied by a strip center and has been zoned C-1, Commercial, since 1972. Since that time, the area has been further developed with various commercial uses and has increased in intensity. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request. |                 |                   |                  |                     |   |

## **Planning Report**

**DOCKET NUMBER:** CZ-2013-21

**APPLICANT:** William C. Hammond

**PROPERTY LOCATION:** 1939 Woodruff Road

**PIN/TMS#(s):** 0539010100907

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

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 3.42

**COUNCIL DISTRICT:** 21 - Burns

**ZONING HISTORY:** The property was originally zoned R-S, Residential Suburban, as part of Area 2 in May 1971. A rezoning request was denied in 1975 for R-MA, Residential Multifamily (CZ-1975-91). In 2003, the property was rezoned to C-1, Commercial, after being amended from C-2, Commercial, (CZ-2003-62).

**EXISTING LAND USE:** Two commercial strip centers

**AREA CHARACTERISTICS:** Various commercial and multifamily

North: R-S, Residential Suburban, single-family residential  
East: C-1, Commercial, garden center  
South: C-3, Commercial, thrift store  
West: R-M20, Multifamily Residential, apartments

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro

**IMAGINE GREENVILLE PLAN:** Residential Land Use 2 on a Community Corridor

**ROADS:** Woodruff Road: 5-lane SCDOT maintained road with sidewalks on both sides

**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; however, the use is already commercial. The closest traffic count station is located approximately one mile to the west on Woodruff Road near Wal-Mart. The 2011 traffic count was 33,500 average daily trips. Traffic volumes have increased by approximately 9 percent over the past 5 years at this location.

## **SUMMARY**

The property is zoned C-1, Commercial, a district established to provide commercial establishments for the convenience of local residents. 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 parcel is occupied by a strip center and has been zoned C-1, Commercial, since 1972. Since that time, the area has been further developed with various commercial uses and has increased in intensity. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request. The Planning Commission recommends approval.

