

ZONING DOCKETS FROM JUNE 26, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-27	Gregory Heintz 1325 Brushy Creek Road R-15 to POD 0538040101200	20	D	D		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Would like to keep a small, low profile office for the neighborhood (State Farm insurance office) (2) Will keep architecture in line with area (3) Supports the school and neighborhood since 1984 <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Church services are still being held here (2) Property dispute between two potential buyers (3) Owned by a church for a long time (4) Deed restriction stating this property cannot be sold to anyone but a church 					<p>Petition/Letter</p> <p>For –</p> <p>Against – 1 letter against</p>
Staff Report	<p>The site is currently occupied by a church. The adjacent properties and the properties along the north side of Brushy Creek Road in this immediate area are zoned for and occupied by single-family residential uses. Staff is of the opinion the requested POD, Planned Office District, permits potential uses incompatible with the adjacent single-family residences as this site is not at an intersection. The Imagine Greenville County Future Land Use Map states residential uses are most appropriate in this area. Considering the information above, staff cannot support an office zoning at this location due to the precedent it will establish for potential future rezoning requests along this corridor. Based on the aforementioned reasons, staff recommends denial of the POD, Planned Office District, request.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-27

APPLICANT: Gregory Heintz

PROPERTY LOCATION: 1325 Brushy Creek Road

PIN/TMS#(s): 0538040101200

EXISTING ZONING: R-15, Single-Family Residential

REQUESTED ZONING: POD, Planned Office District

ACREAGE: 1.67

COUNCIL DISTRICT: 20 – Cates

ZONING HISTORY: The subject parcel was originally zoned R-15, Single-Family Residential, in May 1970. There have been no rezoning requests for the subject parcel.

EXISTING LAND USE: Church

AREA CHARACTERISTICS: Residential with schools across Brushy Creek Road
North: R-15, Single-Family Residential, single family residences
East: R-15, Single-Family Residential, single family residence
South: R-15, Single-Family Residential, Eastside High School
West: R-15, Single-Family Residential, single family residence

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Taylors

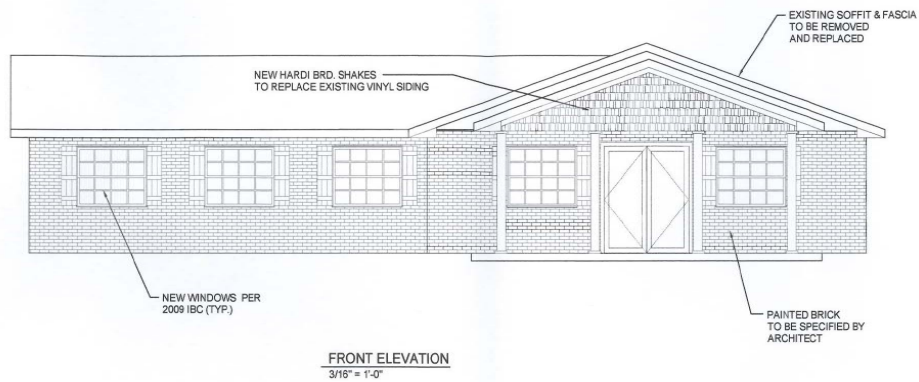
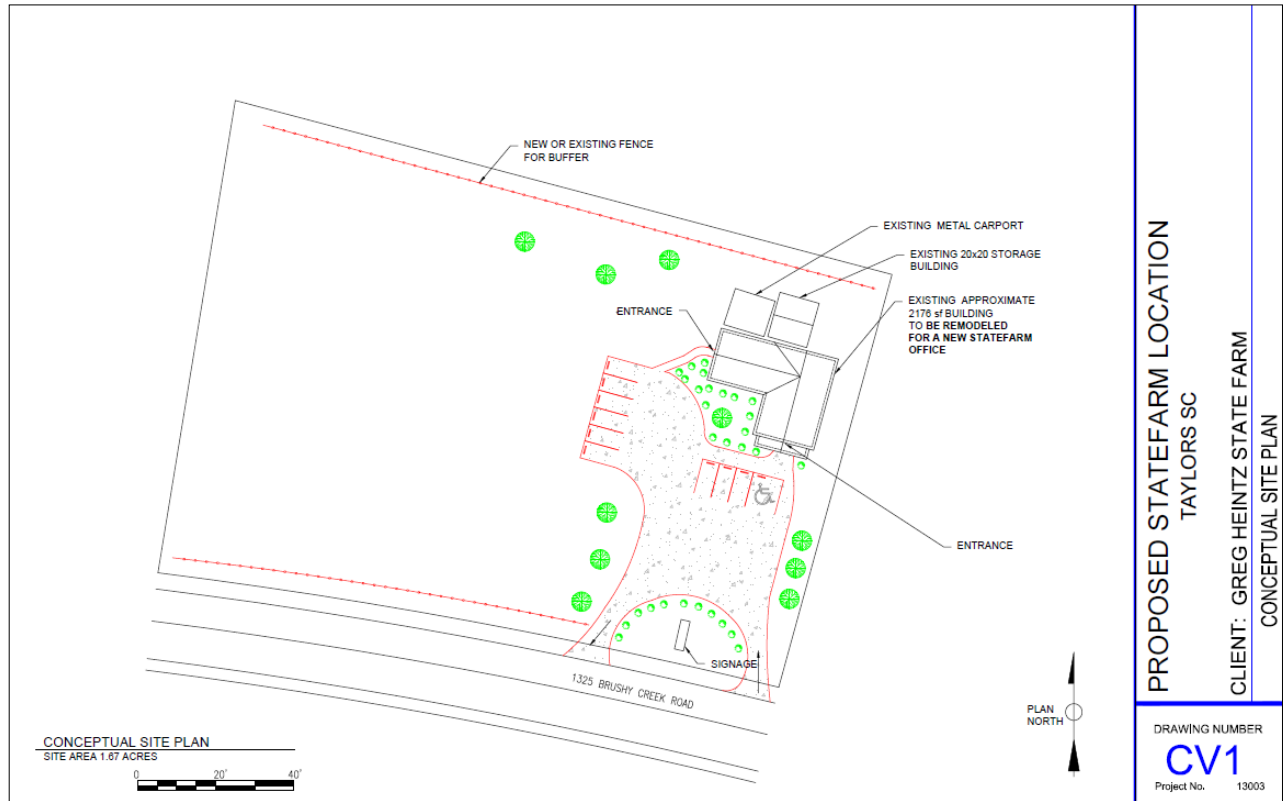
IMAGINE GREENVILLE PLAN: Residential Land Use 2 on a Neighborhood Corridor

ROADS: Brushy Creek Road: 3-lane, SCDOT maintained with sidewalks on Eastside High School side of road; Intersection improvement project scheduled for intersection of Strange/Kimbrell and Brushy Creek, but will not affect this property

TRAFFIC IMPACT: Traffic generated from the site can vary due to the variety of office uses and sizes permitted in POD. The closest traffic count station is located in front of the site. The 2011 traffic count was 10,800 average daily trips. Traffic volumes have increased by approximately 14 percent over the past 5 years at this location.

SUMMARY

The property is zoned R-15, Single-Family Residential, which permits single-family residential development at a reduced density of 2.9 dwelling units per acre. The request is for POD, Planned Office District. The Statement of Intent and Concept Plan for the Planned Office District show a single user, an insurance office, planned for the site utilizing the existing structure as follows:



CONCLUSION

The site is currently occupied by a church. The adjacent properties and the properties along the north side of Brushy Creek Road in this immediate area are zoned for and occupied by single-family residential uses. Staff is of the opinion the requested POD, Planned Office District, permits potential uses incompatible with the adjacent single-family residences as this site is not at an intersection. The Imagine Greenville County Future Land Use Map states residential uses are most appropriate in this area. Considering the information above, staff cannot support an office zoning at this location due to the precedent it will establish for potential future rezoning requests along this corridor. Based on the aforementioned reasons, staff recommends denial of the POD, Planned Office District, request.

