

ZONING DOCKETS FROM AUGUST 28, 2013 PLANNING COMMISSION MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-36	Cindy Cason or Shelly Vinson 410 Haywood Road S-1 to C-3 0259000100101 and 0259000100119	24	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</p> <p><u>Speakers For</u> (1) Property has several interested tenants and cannot be leased currently as S-1 for those tenants; commercial zoning is required (2) Commercial is on both sides and this is the last portion of S-1</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	The site is currently occupied by a vacant building, which could be used for commercial or service uses. The adjacent properties in this immediate area are zoned either commercial or service and are occupied by various commercial and service type uses. The commercial uses are located on both sides on this property on this side of Haywood Road. As such, the proposed rezoning request to C-3 is consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the C-3 district are more consistent with the surrounding uses than those currently permitted in the S-1 district. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.					

Planning Report

DOCKET NUMBER: CZ-2013-36

APPLICANT: Cindy Cason or Shelly Vinson

PROPERTY LOCATION: 410 Haywood Road

PIN/TMS#(s): 0259000100101 and 0259000100119

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-3, Commercial District

ACREAGE: 1.52

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The property was originally zoned S-1 in May 1970.

EXISTING LAND USE: Vacant building

AREA CHARACTERISTICS:

	Zoning	Land Use
North	C-2	Commercial uses
East	S-1	vacant
South	C-3	Gas station
West	S-1	vacant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metropolitan Sewer Sub District

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: Haywood Road: 5-lane, SCDOT maintained road

TRAFFIC IMPACT: Traffic generated from the site should remain the same if the property is rezoned. The closest traffic count station is location to the north in front of the Haywood Mall. The 2011 traffic count was 24,000 ADT. This represents a 5% decrease 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. 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 site is currently occupied by a vacant building, which could be used for commercial or service uses. The adjacent properties in this immediate area are zoned either commercial or service and are occupied by various commercial and service type uses. The commercial uses are located on both sides on this property on this side of Haywood Road. As such, the proposed rezoning request to C-3 is consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the C-3 district are more consistent with the surrounding uses than those currently permitted in the S-1 district. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval. The Planning Commission recommends approval.

