

ZONING DOCKETS FROM SEPTEMBER 25, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-38	Freeland and Kauffman Old Buncombe Road S-1 to C-1 0161000100300 and 0161000100403 (portion)	19	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2013 were:</p> <p><u>Speakers For</u> (1) Applicant would like to rezone the site for a retail tenant</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For - Against -
Staff Report	The site is currently occupied by a single-family residence on a portion of the site with the remainder on the corner currently undeveloped. The adjacent properties in this immediate area are zoned either commercial or service and are occupied by various commercial and service type uses. Commercial uses are located on the remaining three corners of this intersection. As such, the proposed rezoning request to C-1 is consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the C-1 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-2013-38

APPLICANT: Freeland and Kauffman

PROPERTY LOCATION: Old Buncombe Road

PIN/TMS#(s): 0161000100300 and 0161000100403 (portion)

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: C-1, Commercial District

ACREAGE: 1.2

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The property was originally zoned S-1 in April 1972 (Area 3).

EXISTING LAND USE: Single-family residence and undeveloped

AREA CHARACTERISTICS:

	Zoning	Land Use
North	S-1	Laundromat
East	C-1	Gas station
South	S-1	Single-family residential
West	S-1	Multi-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: Sulphur Springs Road: 5-lane, SCDOT maintained road with sidewalks
Old Buncombe Road: 3-lane, SCDOT maintained road with sidewalks

TRAFFIC IMPACT: Traffic generated from the site may increase if something is developed on the property. The closest traffic count station is ¼ mile to the south. The 2012 traffic count was 6,400 ADT. This represents a 2% decrease over the past 5 years at this location.

SUMMARY

The property is zoned S-1, a district established to provide a transition between commercial and industrial districts. The request is for C-1, a district established to provide commercial establishments for the convenience of local residents.

CONCLUSION

The site is currently occupied by a single-family residence on a portion of the site with the remainder on the corner currently undeveloped. The adjacent properties in this immediate area are zoned either commercial or service and are occupied by various commercial and service type uses. Commercial uses are located on the remaining three corners of this intersection. As such, the proposed rezoning request to C-1 is consistent with the surrounding land uses and zoning. Staff is of the opinion the permitted uses in the C-1 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 recommended approval.

