

**ZONING DOCKETS FROM SEPTEMBER 25, 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-2013-40</b>	Steve Massengale 3398 Anderson Road S-1 to C-1 0254000300104	25	A	A		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 16, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Would like to change zoning for commercial to be allowed</li> <li>(2) Uses no longer grandfathered</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) Sold this property to current owner's father</li> <li>(2) Sign shop was there, home was there, church was supposed to be there</li> <li>(3) Issues with the current tenants</li> <li>(4) Dumpster is too loud when they empty it at 4 am</li> <li>(5) Scared of what could come in</li> </ul>					Petition/Letter  For –  Against –
<b>Staff Report</b>	The site is currently developed with a commercial strip shopping center. The adjacent properties in this immediate area are zoned either commercial or service and are occupied by various commercial and service type uses. 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-2013-40

**APPLICANT:** Steve Massengale

**PROPERTY LOCATION:** 3398 Anderson Road

**PIN/TMS#(s):** 0254000300104

**EXISTING ZONING:** S-1, Services District

**REQUESTED ZONING:** C-1, Commercial District

**ACREAGE:** 1.39

**COUNCIL DISTRICT:** 25 – Gibson

**ZONING HISTORY:** The property was originally zoned R-S in June 1973 (Area 4A). The property was rezoned to S-1 in 1990 (CZ-1990-115). The property to the west zoned C-1 was rezoned in 1998 (CZ-1998-4).

**EXISTING LAND USE:** Commercial strip shopping center

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	R-S	Single-family residential
East	S-1	Warehouse/office
South	R-S	Undeveloped
West	C-1	Commercial strip shopping center

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker

**IMAGINE GREENVILLE PLAN:** Residential Land Use 1

**ROADS:** Anderson Road: 2-lane, SCDOT maintained road  
Old Dunham Bridge Road: 2-lane, SCDOT maintained road

**TRAFFIC IMPACT:** Traffic generated from the site should remain the same. The closest traffic count station is approximately 1 mile to the east. The 2012 traffic count was 9,100 ADT. This represents a 15% 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 developed with a commercial strip shopping center. The adjacent properties in this immediate area are zoned either commercial or service and are occupied by various commercial and service type uses. 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.

