

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-10	Ryan Sands and Jamie McCutchen 108 Cedar Lane Road Greenville, SC 29617 0149000600200 (portion) R-MA to C-2 (portion)	23	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 17, 2014 were:</p> <p><u>Speakers For:</u> Ryan Sands, representing the owner, wants to develop as a full-service carwash. Needs single zoning classification of C-2.</p> <p><u>Speakers Against</u> None</p>					<p>Petition/Letter</p> <p>For – None</p> <p>Against – None</p>
Staff Report	<p>The subject property is a developed parcel of land located on the south side of Buncombe Road and the northeast side of Cedar Lane Road. It has only approximately 42 feet of frontage on Old Buncombe Road. The property contains dual zoning classifications (R-MA and C-2), and this application is requesting to rezone the R-MA portion of the property so that the entire parcel would be zoned C-2. Multiple zoning classifications have been assigned to the abutting properties and those within the immediate vicinity of the subject property.</p> <p>As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. It is staff's opinion the requested zoning for this parcel would not have any harmful impacts to the abutting properties, particularly because a portion of the parcel is already zoned C-2. Furthermore, because the site is located along a major roadway, it is logical to have consistent zoning throughout the entire parcel. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-MA district to the C-2 district.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-10

APPLICANT: Ryan Sands and Jamie McCutchen

PROPERTY LOCATION: 108 Cedar Lane Road

PIN/TMS#(s): 0149000600200

EXISTING ZONING: C-2, Commercial and R-MA, Multifamily Residential

REQUESTED ZONING: C-2, Commercial (for that portion zoned R-MA, Multifamily Residential)

ACREAGE: 1.13

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-MA and C-2 in April of 1972 (Area 3)

EXISTING LAND USE: Developed commercial – currently unoccupied by any businesses

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-M20 R-MA C-3	Right-of-way for Buncombe Road; then farther north is a mixture of undeveloped and developed residential land uses
East	C-2 R-MA	Partially developed commercial property
South	R-M20	Right-of-way for Cedar Lane Road and Old Buncombe Road; then farther south is right-of-way for Lee Street; still farther south is multi-family residential
West	R-M20 R-MA I-1	Right-of-way for Cedar Lane Road; then farther west are a mix of multi-family and single-family homes; still farther west is government/institutional

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer and Fire Sub District

IMAGINE GREENVILLE PLAN: Residential Land Use 3

ROADS: Cedar Lane Road: 6-lane (with turn lane) State-maintained minor arterial (considered to be a major road);

Buncombe Road: 2-lane State-maintained minor arterial (not considered to be a major road); and
Old Buncombe Road: a 2-lane State-maintained minor arterial

TRAFFIC IMPACT:

Traffic generated from the site is expected to increase by virtue of a business occupying a vacant building. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Cedar Lane Road/Buncombe Road in 2012, approximately 1,450 feet southeast of the subject site. The station counted 18,400 average daily traffic trips, which represented a 1.65% change (increase) from the previous year and an overall 5.14% increase over the last five (5) years.

SUMMARY

The property is currently zoned C-2, Commercial and R-MA, Multi-family Residential. The applicant is requesting the R-MA portion of the property to be rezoned to C-2, thus creating a uniform zoning designation for the property. The C-2 zoning district was established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobiles and for the convenience of local residents.

The properties north of Buncombe Road have been developed with a mixture of single-family homes, retail, and institutional uses (e.g., church), while the properties to the south of Cedar Lane Road have been developed with a mixture of single-family and multi-family uses. The subject site is located within an urbanized and diverse area of the County. According to the Official Zoning Map, multiple zoning classifications have been assigned to properties within the surrounding area. The following zoning districts have been assigned to properties within a 500-foot radius: R-MA, R-M20, R-7.5, C-2, C-1, OD, S-1, and I-1.

CONCLUSION

The subject property is a developed parcel of land located on the south side of Buncombe Road and the northeast side of Cedar Lane Road. It has only approximately 42 feet of frontage on Old Buncombe Road. The property contains dual zoning classifications (R-MA and C-2), and this application is requesting to rezone the R-MA portion of the property so that the entire parcel would be zoned C-2. Multiple zoning classifications have been assigned to the abutting properties and those within the immediate vicinity of the subject property.

As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. It is staff's opinion the requested zoning for this parcel would not have any harmful impacts to the abutting properties, particularly because a portion of the parcel is already zoned C-2. Furthermore, because the site is located along a major roadway, it is logical to have consistent zoning throughout the entire parcel. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-MA district to the C-2 district.

STAFF RECOMMENDATION: Approval

GCPC RECOMMENDATION: TBD

