

Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-8	Max and Barbara Greer 614 Pendleton Road Greenville, SC 29611 0237010501000 C-2 to R-M20	23	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 17, 2014 were:</b></p> <p><u>Speakers For:</u> Billy Greer, owner's representative. Father had the property zoned commercial initially to increase value of property. Now, they are looking to sell the property. A potential buyer requires residential zoning to avoid 20% down requirement for commercially zoned property.</p> <p><u>Speakers Against:</u> None</p>					<p><b>Petition/Letter</b></p> <p>For: None</p> <p>Against: None</p>
Staff Report	<p>The subject property contains an existing single-family detached home, believed to have been built in the 1960's (prior to zoning). The site was zoned R-M before an application was made (and approved) to rezone to the C-2 district. The Official Zoning Map and aerial photography shows that many of the abutting and neighboring properties are already zoned R-M20 or have been developed with single-family detached homes. A site inspection revealed that a "for-sale" sign was posted on the site. A single-family (detached) home is a permitted use in the R-M20 district, whereas it is allowed conditionally in the C-2 district.</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 R-M20 zoning for this parcel would not have any harmful impacts to the abutting properties. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-2 district to the R-M20 district.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2014-8

**APPLICANT:** Max and Barbara Greer

**PROPERTY LOCATION:** 614 Pendleton Road

**PIN/TMS#(s):** 0237010501000

**EXISTING ZONING:** C-2, Commercial

**REQUESTED ZONING:** R-M20, Multifamily Residential

**ACREAGE:** 0.630

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcel was originally zoned R-M in June 1973 (Area 4A) but later rezoned to C-2 in 1977 (CZ-1977-049)

**EXISTING LAND USE:** Single-family home

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	C-2 R-M20	To the north is developed commercial property; to the northeast is undeveloped land
East	R-M20	Undeveloped land; farther east are properties with single-family homes
South	C-2	Right-of-way for Pendleton Rd; farther south is undeveloped land
West	C-2	Undeveloped land

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer and Fire Sub District

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3

**ROADS:** Pendleton Road: 2-lane State-maintained minor collector

**TRAFFIC IMPACT:** Traffic generated from the site is expected to remain the same. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Pendleton Road in 2012, approximately 2,700 feet east of the subject site. The station counted 1,950 average daily traffic trips, which represented a 7.14% change (decrease) from the previous year and an overall decrease of 7.14% over the last five (5) years.

## **SUMMARY**

The property is zoned C-2, Commercial, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. The request is for the R-M20, Multifamily Residential zoning district, which was established to provide for varying population densities. The minimum lot size for a single-family detached home is 7,500 square feet, and the subject parcel would comply with this requirement.

To this day, the area within the immediate vicinity remains predominately residential. All properties directly to the east of the subject site (north of Pendleton Road) are zoned R-M20, and single-family homes have been developed on most of the C-2 zoned parcels on the south side of Pendleton Road.

## **CONCLUSION**

The subject property contains an existing single-family detached home, believed to have been built in the 1960's (prior to zoning). The site was zoned R-M before an application was made (and approved) to rezone to the C-2 district. The Official Zoning Map and aerial photography shows that many of the abutting and neighboring properties are already zoned R-M20 or have been developed with single-family detached homes. A site inspection revealed that a "for-sale" sign was posted on the site. A single-family (detached) home is a permitted use in the R-M20 district, whereas it is allowed conditionally in the C-2 district.

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 R-M20 zoning for this parcel would not have any harmful impacts to the abutting properties. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-2 district to the R-M20 district. The Planning Commission recommended approval.

