

ZONING DOCKETS FROM APRIL 23, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-11	D. Alan Chastain 310 Clearview Drive, Piedmont, SC 29673 0593040104500 R-S to C-3	25	Approval	Approval 4-23-14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 14, 2014 were:</p> <p><u>Speakers For:</u> Property unzoned when purchased. Never been residential. Unaware of initial zoning in 2000. Important to keep area as is. No complaints from anyone in area.</p> <p><u>Speakers Against:</u> None</p>					<p>Petition/Letter</p> <p><u>For:</u> 1 signature</p> <p><u>Against:</u> 4 signatures</p>
Staff Report	<p>The subject property is a developed parcel of land located on the southeast corner of Clearview Road and Augusta Road. It has approximately 154 feet of frontage on Augusta Road. The property is currently zoned R-S (Residential Suburban), and this application is requesting to rezone to C-3 (Commercial). The C-3 zoning district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.</p> <p>The subject property was in use as an electrical contractor from 1980 until April 2012. In September of 2012, the property was approved by the Board of Zoning Appeals for a Use by Special Exception for the purpose of a Day Care Center. However, the property was never utilized in that capacity. A HVAC contractor occupied the site by October 2013. In early 2014 an application was submitted by the current tenant for a sign permit. An inspection of the property by staff revealed that the current use was non-compliant with the R-S zoning classification. This rezoning application is an attempt by the applicant to bring the property into compliance with its current use.</p> <p>It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because the site has been in commercial use for many years. Furthermore, multiple commercial uses exist within a short distance from the subject property in two directions. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the C-3 district.</p>					

DOCKET NUMBER: CZ-2014-11

APPLICANT: D. Alan Chastain

PROPERTY LOCATION: 310 Clearview Drive

PIN/TMS#(s): 0593040104500

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

ACREAGE: 3.4

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-S in September of 1996 (Area 12)

EXISTING LAND USE: Developed commercial – currently occupied by Moon and Freeman Heating and Air Conditioning

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Right-of-way for Clearview Road; then farther north is cropland
East	R-S	Undeveloped; then farther east is single family house
South	R-R1	Single family house, farm on a large tract of land
West	Unzoned	Right-of-way for Augusta Road; then farther west is a mix of single-family homes, manufactured homes, and commercial uses

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District - No sanitary sewer available

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Augusta Road: 5-lane State-maintained major arterial
Clearview Drive: 2-lane County-maintained residential access road

TRAFFIC IMPACT: Traffic generated from the site is expected to increase by virtue of a business occupying the building. No traffic count station was found in the immediate area. The closest traffic count was conducted on Old Grove Road in 2012, approximately one mile north-northwest of the subject site. The station counted

100 average daily traffic trips, which represented a 33% increase from the previous year as well as a 33% increase over the previous five (5) years.

SUMMARY:

The subject property is a developed parcel of land located on the southeast corner of Clearview Road and Augusta Road. It has approximately 154 feet of frontage on Augusta Road. The property is currently zoned R-S (Residential Suburban), and this application is requesting to rezone to C-3 (Commercial). The C-3 zoning district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

The properties adjacent to the north of the subject property are undeveloped or used as farm land. The properties to the east of the subject property contain a mix of undeveloped land and large lot single family residences. The property to the south of the subject property has a single family residence and farm land on a 138+/- acre tract. The properties to the west of the subject property contain a mixture of single-family homes, manufactured homes, and retail uses.

According to the Official Zoning Map, multiple zoning classifications have been assigned to properties within the surrounding area. The properties to the north and east are zoned R-S (Residential Suburban), the property to the south is zoned R-R1 (Rural Residential 1 Acre Minimum), while the properties to the west are unzoned. Further north, within 1000' of the subject property, are properties zoned C-1 (Commercial), C-2 (Commercial), and R-M20 (Multifamily Residential).

The subject property was in use as an electrical contractor from 1980 until April 2012. In September of 2012, the property was approved by the Board of Zoning Appeals for a Use by Special Exception for the purpose of a Day Care Center. However, the property was never utilized in that capacity. A HVAC contractor occupied the site by October 2013. In early 2014 an application was submitted by the current tenant for a sign permit. An inspection of the property by staff revealed that the current use was non-compliant with the R-S zoning classification. This rezoning application is an attempt by the applicant to bring the property into compliance with its current use.

The Zoning Ordinance does not contain a specific use classification for a HVAC contractor, therefore as per Section 6:1.5 of the Zoning Ordinance the Zoning Administrator shall be authorized to make a similar use interpretation. As such, it is determined that the use labeled "Plumbing Business" is a similar use to that of a HVAC contractor. A Plumbing Business is an allowable use within the C-3 district.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because the site has been in commercial use for many years. Furthermore, multiple commercial uses exist

within a short distance from the subject property in two directions. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the C-3 district. The Planning Commission recommended approval.

