

ZONING DOCKETS FROM THE 6-25-14 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-25	CCAD, LLC for Cypress Equities Old Buncombe Road and Duncan Chapel Road 0432000301001 and 0428000100801 C-1 to C-3	19	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 16, 2014 were:</p> <p><u>Speakers For:</u> Showed site plan. C-1 has big box restriction. Grocer chain planned, 41,000 sf. Variance not allowed for increase in square footage. Working with neighbors. Ped access planned from the Vinings and Holmes Bible College. Screening planned as well.</p> <p><u>Speakers Against</u> Plan doesn't address three other buildings on property. Concern over types of establishments in other buildings. Confusing traffic area. Could be pawn shop or other 25 uses in C-3 vs C-1.</p> <p>Cemetery is an important site. 88 graves marked.</p> <p>Cemetery laws and codes must be followed. Historic Commission aware.</p> <p>Certified archaeologist/funeral director needs to identify graves and exhume.</p> <p>Don't need another grocery store. Publix nearby.</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcels contain undeveloped property located at the intersection of Old Buncombe Road and Duncan Chapel Road. It has approximately 800 feet of frontage on Old Buncombe Road and approximately 500 feet of frontage on Duncan Chapel Road. The parcels are currently zoned C-1 (Commercial); this application is requesting to rezone the parcel to C-3 (Commercial). The C-3 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>While not declared on the application, the applicant stated the desire to build a 41,000 grocery store on the proposed site at the Zoning Public Hearing held on June 16, 2014. Current zoning of C-1 does not allow for big box use.</p> <p>The property contains a historic grave site with 88 graves marked, however the grave site has not been added to since the 1960's, according to information received at the Zoning Public Hearing held on June 16, 2014.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-25

APPLICANT: CCAD, LLC for Cypress Equities

PROPERTY LOCATION: Old Buncombe Road and Duncan Chapel Road

PIN/TMS#(s): 0432000301001 and 0428000100801

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 13.98

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The parcel was initially zoned R-M in April 1972 as part of Area 3. The parcel was rezoned C-1 in September, 1986 as CZ-1986-089.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S , C-2, C-1	Vacant (City of Travelers Rest), restaurant, bank, and gas station
East	C-2 and O-D	Multiple commercial uses and school
South	C-1 then R-M20	School-college
West	C-1 and R-M20	School, multi-family residences (City of Travelers Rest)

WATER AVAILABILITY: Greenville Water System with an 8” main on Old Buncombe Road and a 6” main on Duncan Chapel Road.

SEWER AVAILABILITY: Metropolitan Sewer Sub-District

IMAGINE GREENVILLE: Residential Land Use 2

ROADS: Old Buncombe Road: Three lane State-maintained minor arterial
Duncan Chapel Road: Two lane State-maintained minor collector

TRAFFIC IMPACT: Traffic generated from the site is expected to increase. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Duncan Chapel Road in 2012, approximately 3,000 feet west of the subject site. The station counted 5,200 average daily traffic trips, which represented 2% increase from the previous year, yet a 10% decrease over the previous five (5) years.

SUMMARY:

The subject parcels contain undeveloped property located at the intersection of Old Buncombe Road and Duncan Chapel Road. It has approximately 800 feet of frontage on Old Buncombe Road and approximately 500 feet of frontage on Duncan Chapel Road. The parcels are currently zoned C-1 (Commercial); this application is requesting to rezone the parcel to C-3 (Commercial). The C-3 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.

While not declared on the application, the applicant stated the desire to build a 41,000 grocery store on the proposed site at the Zoning Public Hearing held on June 16, 2014. Current zoning of C-1 does not allow for big box use.

The property contains a historic grave site with 88 graves marked, however the grave site has not been added to since the 1960's, according to information received at the Zoning Public Hearing held on June 16, 2014.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties. The subject parcel is adjoined on two sides by C-2 Commercial District. As well, Old Buncombe Road is a major thoroughfare capable of supporting commercial land uses that are oriented to customers travelling by automobiles. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-1 district to the C-3 district. The Planning Commission recommends approval.

