

ZONING DOCKETS FROM THE 6-25-14 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-24	Montgomery Realty Group for Greer State Bank 164 Old West Pelzer Road 0609060100900 S-1 to R-S	26	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> Surrounded by residential.</p> <p>Wants to build retirement home. Ideal home for pet dogs. Vacant land used for illegal tire dumping.</p> <p>Neighbor is pleased to hear potential use as single family home. Does not want industrial use for this site.</p> <p><u>Speakers Against</u> None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel contains undeveloped property located 500 feet north of the intersection of West Old Pelzer Road and Piedmont Golf Course Road. It has approximately 950 feet of frontage on West Old Pelzer Road. The parcel is currently zoned S-1 (Services); this application is requesting to rezone the parcel to R-S (Residential Suburban). The purpose of the R-S district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.</p> <p>Although not stated in the application, staff understands that the applicant intends to develop the land for a single family residence.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-24

APPLICANT: Michael Montgomery with Montgomery Realty Group for Greer State Bank

PROPERTY LOCATION: 164 West Old Pelzer Road

PIN/TMS#(s): 0609060100900

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-S, Residential Suburban

ACREAGE: 8.75

COUNCIL DISTRICT: 26

ZONING HISTORY: The parcel was zoned S-1 in May 1971 as part of Area 2.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Single-family residence
East	R-S and R-12	Old Pelzer Road ROW, and single-family residences
South	S-1	Single-family residence
West	S-1 and C-2	Norfolk Southern Railroad ROW, then single-family residences

WATER AVAILABILITY: Property is in Greenville Water System district; however there is no water on Old Pelzer Road.

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Split Residential Land Use 1 and Residential Land Use 2

ROADS: Old Pelzer Road: Two lane State-maintained minor collector

TRAFFIC IMPACT: Traffic generated from the site is not expected to change. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Piedmont Golf Course Road in 2012, approximately 1,100 feet southeast of the subject site. The station counted 2,400 average daily traffic trips, which represented 9% increase from the previous year and a 14% increase over the previous five (5) years.

SUMMARY: The subject parcel contains undeveloped property located 500 feet north of the intersection of West Old Pelzer Road and Piedmont Golf Course Road. It has

approximately 950 feet of frontage on West Old Pelzer Road. The parcel is currently zoned S-1 (Services); this application is requesting to rezone the parcel to R-S (Residential Suburban). The purpose of the R-S district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character.

Although not stated in the application, staff understands that the applicant intends to develop the land for a single family residence.

CONCLUSION:

It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties. As well, the subject parcel is surrounded by single family residences on three sides. Therefore, based on these reasons, staff recommends approval of the application to rezone from the S-1 district to the R-S district. The Planning Commission recommended approval.

