

Planning Report

DOCKET NUMBER: CZ-2016-13

APPLICANT: Ronald Lynn Center

PROPERTY LOCATION: 1243 Locust Hill Road

PIN/TMS#(s): T016000200100

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1.85

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	church (Fairview Baptist)
East	R-20	vacant wooded
South	R-20	single-family residential
West	R-20	utility (Greer Public Works)

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: No Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

The subject property is also designated as a *Neighborhood Corridor* which has predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds are very slow for safety and convenience, and access is largely unmanaged.

ROADS: Locust Hill Road: two-lane State-maintained minor arterial
North Buncombe Road: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Mountain View Ave	2,300' SW	3,100	2,800 -9.7%	3,100 10.7%
North Buncombe Road	2,400' SE	2,300	1,850 -19.6%	1,650 -10.8%
Locust Hill Road	2,900' NW	14,700	14,400 -2%	14,800 2.8%

SUMMARY:

The 1.85 acre subject parcel is bounded by Locust Hill Road to the north and North Buncombe Road to the south and is approximately 0.7 miles north of West Wade Hampton Boulevard and North Buncombe Road intersection. The parcel has approximately 340 feet of frontage along Locust Hill Road and 300 feet along North Buncombe Road.

The subject parcel is zoned R-20, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district is intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

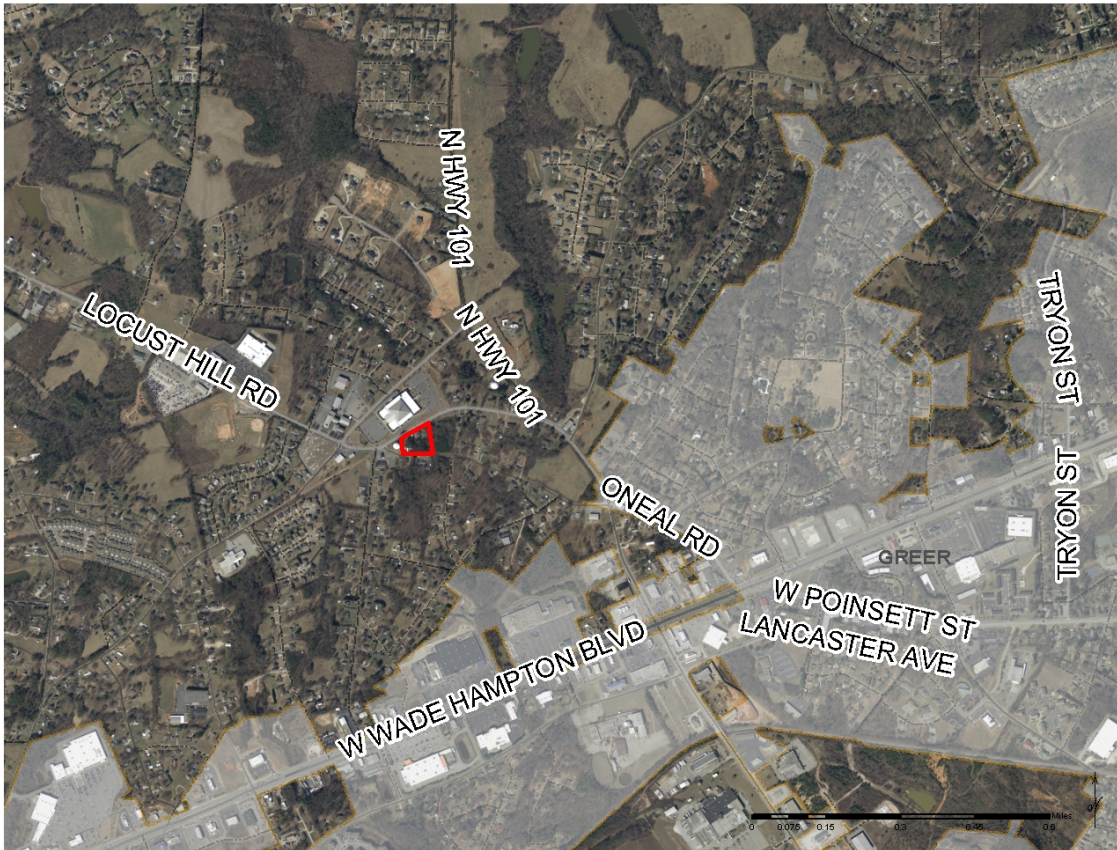
The application is requesting to rezone the property to C-1, Commercial. This district is established to provide commercial establishments for the convenience of local residents.

The applicant states the proposed land use is for a beauty/barber shop.

CONCLUSION:

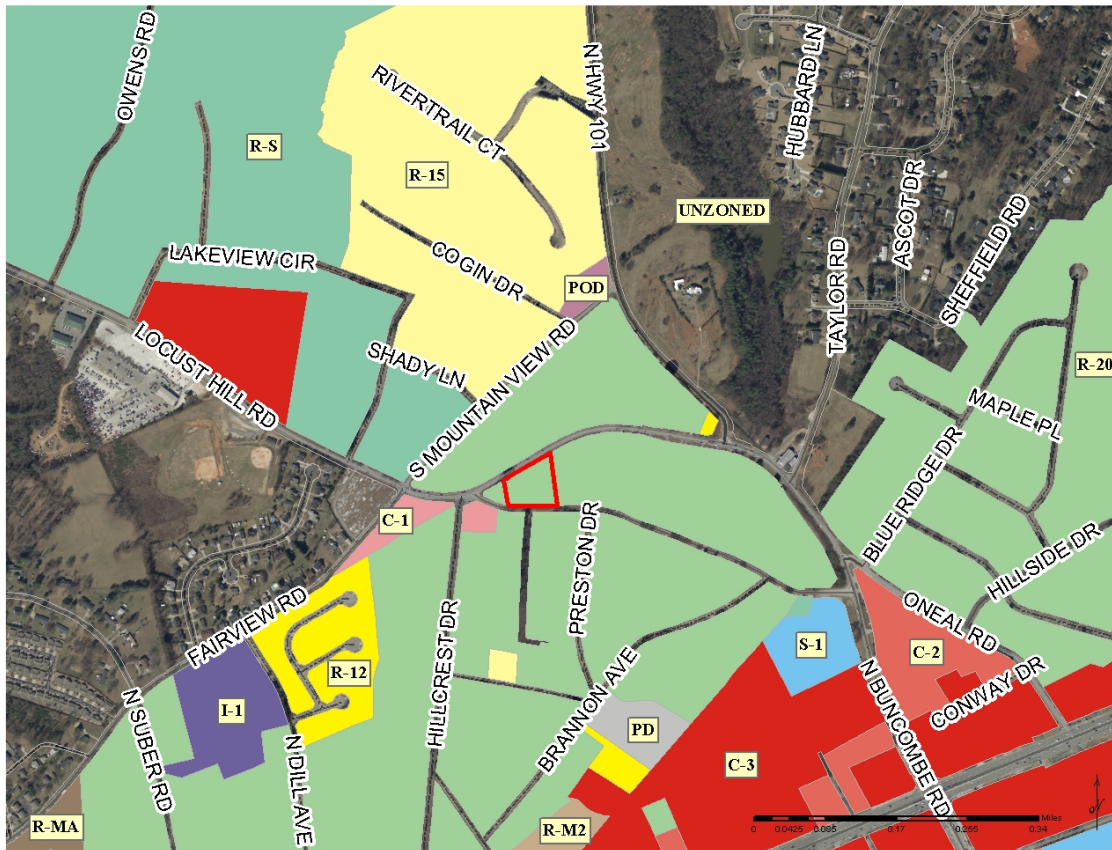
Due to a condensed schedule, conclusion and staff recommendation will be presented at the Planning Commission meeting.

STAFF RECOMMENDATION:



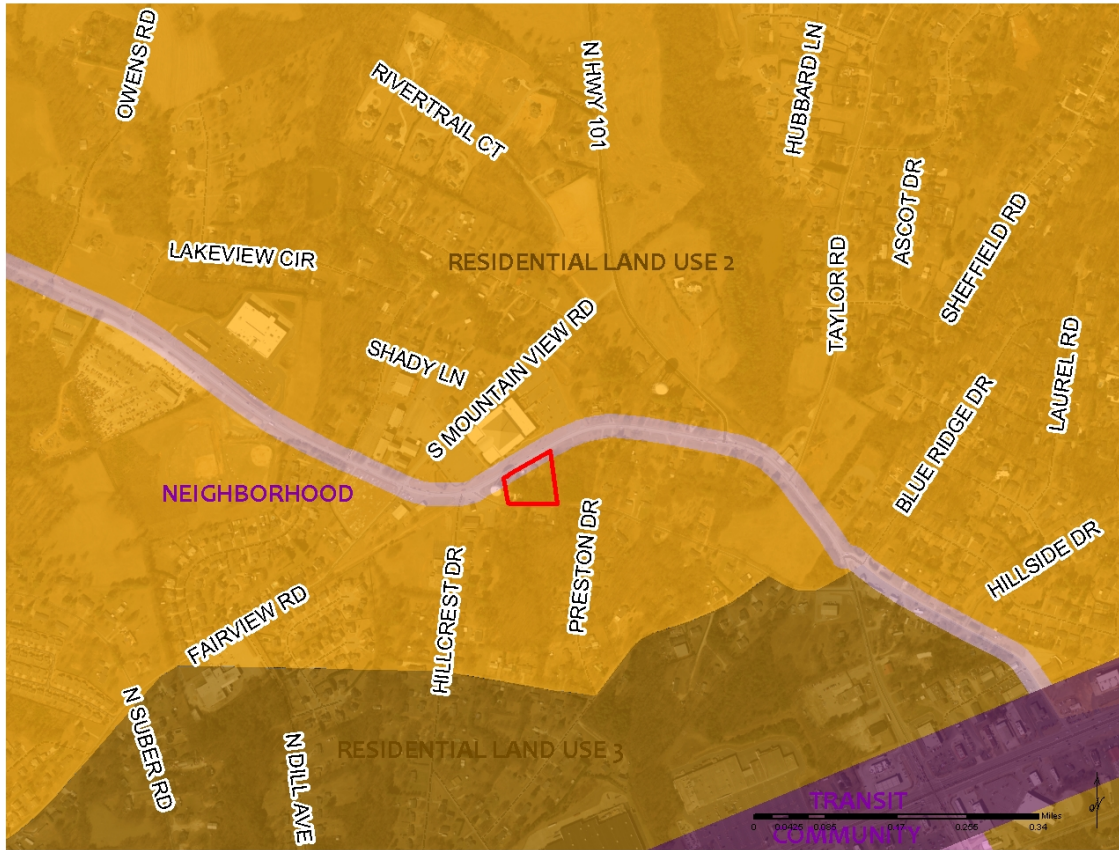
Aerial Photography, 2014





Zoning Map





Future Land Use Map