

ZONING DOCKETS FROM THE JANUARY 25, 2012 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-1	Jake Satcher for Jack Cochran Grove Road/White Horse Road R-MA, C-2, & S-1 to C-3 WG01010200100, WG01010200200, WG01050100101, WG01010203500 (portion), and WG01010203501	24	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 9, 2012 were:</p> <p><u>Speakers For</u> (1) Need to rezone R-MA portion of site due to proposed use (2) Have a building footprint proposed of approximately 5,700 square feet for a Quik Trip Convenience Center (3) Will have 8 gas pumps total to provide 16 fueling stations</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	The subject parcels are occupied by a used car sales lot, auto repair garage, and single-family residences. As mentioned in the zoning history, two of the subject parcels and surrounding parcels were zoned C-2, Commercial, and S-1, Services, as part of Area 2 in 1971. Since that time the area has been developed with various commercial and service uses. Based on the surrounding land uses and zoning, Staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request.					

Planning Report

DOCKET NUMBER: CZ-2012-1

APPLICANT: Jake Satcher for Jack Cochran

PROPERTY LOCATION: Grove Road at White Horse Road

PIN/TMS#(s): WG01010200100, WG01010200200, WG01050100101, WG01010203500 (portion), and WG01010203501

EXISTING ZONING: R-MA, Multifamily Residential, C-2, Commercial, and S-1, Services

REQUESTED ZONING: C-3, Commercial

ACREAGE: 4

COUNCIL DISTRICT: 24 - Seman

ZONING HISTORY: The subject parcels were zoned R-MA, Multifamily Residential, C-2, Commercial, and S-1, Services, as part of Area 2 in May 1971. There have been no rezoning requests on the subject parcels.

EXISTING LAND USE: Used car business, auto repair garage, single-family residential, and undeveloped

AREA CHARACTERISTICS: Various commercial/service uses

North: C-2, Commercial, and R-MHP, Residential Manufactured Home Park, Commercial businesses and manufactured home park respectively

East: R-MHP, Residential Manufactured Home Park and S-1, Services, manufactured home park and undeveloped

South: C-2, Commercial, various commercial/service uses across White Horse Road

West: C-2, Commercial, various commercial/service uses across Grove Road

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Gantt Sewer

IMAGINE GREENVILLE PLAN: Residential Land Use 3 (rear portion) on a Regional Corridor (front portion)

ROADS: Grove Road: four-lane, undivided SCDOT maintained road, with no sidewalks present
Murrell Road: two-lane, undivided County maintained road, with no sidewalks present
White Horse Road: six-lane undivided SCDOT maintained U.S. Highway, with turn lanes at intersection and sidewalks on both sides of White Horse Road

TRAFFIC IMPACT

Although the site has always been occupied by a commercial/service use, traffic could decrease or increase based on the permitted uses in the C-3, Commercial, district. The closest traffic count station is located on Grove Road approximately 0.8 miles to the north. The 2009 traffic count was 11,700 average daily trips. Traffic volumes have decreased by approximately seven percent over the past five years at this location.

SUMMARY

The application involves five separate parcels, one parcel is zoned R-MA, Multifamily Residential, two are zoned C-2, Commercial, and one is zoned S-1, Services. The portion zoned R-MA Multifamily Residential, allows multifamily development at a maximum density of 20 units per acre. The C-2, Commercial, zoned parcels permit commercial and light service related uses. The S-1, Services, zoned parcel permits service related uses including light industrial and warehousing uses. The request for all of the parcels is for C-3, Commercial, which provides for development of commercial and light service land uses.

CONCLUSION

The subject parcels are occupied by a used car sales lot, auto repair garage, and single-family residences. As mentioned in the zoning history, two of the subject parcels and surrounding parcels were zoned C-2, Commercial, and S-1, Services, as part of Area 2 in 1971. Since that time the area has been developed with various commercial and service uses. Based on the surrounding land uses and zoning, Staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request.

STAFF RECOMMENDATION: Approval

GCPC RECOMMENDATION: To Be Made 1/25/12

