

ZONING DOCKET FROM MARCH 26, 2014 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-13	Ryan Keith Rickard for Eunice Rickard 125 Old Grove Road Piedmont, SC 29673 WG05000202202 R-MA to C-3	25	Denial	Denial 3-26-14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 17, 2014 were:</p> <p><u>Speakers For:</u> Wants to have storage building facilities for retirement purposes. Old Grove gets a lot of traffic, but less than non-residential side. Property could become commercial. Would not be able to see business from Old Grove Road. The petition submitted by opposition in 2010 was not accurate. He has new petition with four pages of signatures.</p> <p><u>Speakers Against</u> This would impact enjoyment of personal lot. Has concerns over noise, lighting, fencing. Council should consider community concerns. Old Grove is a state road, any vehicles can drive on it. No shoulders or sidewalks.</p> <p>These properties are for homes. Not many businesses are located along Old Grove Road. Great place for kids and families. More traffic would equal more danger.</p> <p>Traffic is bad. Concerns with mobile homes nearby. Concerns over safety.</p> <p>Has traffic concerns on Old Grove Road. Another business will not help.</p>					<p>Petition/Letter</p> <p>For: 1) Ryan Keith Rickard with 70 signatures</p> <p>Against: 1) Thomas Herbert with 63 signatures 2) Unknown submitter with 21 signatures (2 contain no address)</p> <p>Neither: 1) Unknown submitter with 2 signatures</p>
Staff Report	<p>The subject property is an undeveloped parcel of land located on the east side of Old Grove Road, approximately 1,750 feet south of White Horse Road. The site was the subject of an unsuccessful application in 2010 (CZ-2010-24) to rezone the property to S-1, Services district. The applicant is now requesting to rezone to the C-3 district in order to accommodate a future self-storage facility. It should be noted the applicant recently modified the lot lines of the parcel (and officially recorded such configuration with Real Property Services). The new parcel has only 30 feet of frontage, whereas the former had approximately 350 feet.</p> <p>The aforementioned purpose and intent of the C-3 zoning district is intended for property with this zoning classification, to be located in “non-residentially zoned areas and along major thoroughfares.” The subject site is situated among other single-family detached dwellings along a minor collector, and thus fails to meet the purpose and intent of the requested zoning district. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. Staff understands that there have been no major changes of an economic, physical, or social nature within the area which have substantially altered the basic character of the area. Therefore, based on all these reasons, staff recommends denial of the application to rezone from the R-MA district to the C-3 district.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-13

APPLICANT: Ryan Keith Rickard for Eunice Rickard

PROPERTY LOCATION: 125 Old Grove Road

PIN/TMS#(s): WG05000202202

EXISTING ZONING: R-MA, Multifamily Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 5.32

COUNCIL DISTRICT: 25 - Gibson

ZONING HISTORY: The parcel was originally zoned R-MA in May of 1971 (Area 2). In 2010, an unsuccessful attempt was made to rezone the property to S-1 (CZ-2010-24).

EXISTING LAND USE: Undeveloped residential

AREA CHARACTERISTICS:

	Zoning	Land Use
North	R-MA	Residential
East	I-1	Industrial
South	R-MA	Residential
West	R-MA	Right-of-way for Old Grove Road; farther west is residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Gantt Fire, Sewer & Police Department

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Old Grove Road: 2-lane State-maintained minor collector

TRAFFIC IMPACT: Traffic generated from the site is expected to increase by virtue of allowing a business onto the subject property. No traffic count station was found in the immediate area. The closest and most relevant traffic count was conducted on Old Grove Road in 2012, approximately 1,135 feet south of the subject site. The station counted 3,600 average daily traffic trips (ADT), which represented a 12.19% change (decrease) from the previous year. No significant change occurred over the last five (5) years. Another traffic count was conducted on Dixie Circle, approximately 1,220 feet east of

the intersection of Old Grove Road and Dixie Circle. This station counted 1,350 ADT, which represented a 15.62% decrease from the previous year (and a 3.57% decrease over the last five years).

SUMMARY

The subject property is currently zoned R-MA, Multifamily Residential, and the applicant is requesting to rezone to the C-3, Commercial district. The C-3 district was 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 C-3 district also allows for single-family and multi-family residential as conditional uses.

CONCLUSION

The subject property is an undeveloped parcel of land located on the east side of Old Grove Road, approximately 1,750 feet south of White Horse Road. The site was the subject of an unsuccessful application in 2010 (CZ-2010-24) to rezone the property to S-1, Services district. The applicant is now requesting to rezone to the C-3 district in order to accommodate a future self-storage facility. It should be noted the applicant recently modified the lot lines of the parcel (and officially recorded such configuration with Real Property Services). The new parcel has only 30 feet of frontage, whereas the former had approximately 350 feet.

The aforementioned purpose and intent of the C-3 zoning district is intended for property with this zoning classification, to be located in "non-residentially zoned areas and along major thoroughfares." The subject site is situated among other single-family detached dwellings along a minor collector, and thus fails to meet the purpose and intent of the requested zoning district. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. Staff understands that there have been no major changes of an economic, physical, or social nature within the area which have substantially altered the basic character of the area. Therefore, based on all these reasons, staff recommends denial of the application to rezone from the R-MA district to the C-3 district. The Planning Commission recommends denial.

