

Zoning Docket from September 24, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-38	Convergent Property Group for Timothy William Lyda and Paula Kim Paris Living Trust N. Pleasantburg Drive and Worley Road 0174020600700 2.97 acres R-12 to C-2	23	Approval	Approval 9/24/14		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 15, 2014 were:</p> <p><u>Speakers For:</u> Applicant would like to make site congruent with area around it. Would like to use for auto repair. No body work. All work done indoors, like HALT on Roper Mountain Road. Has not made contact with neighboring residents regarding proposed rezoning.</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 Summary	<p>The subject is an undeveloped parcel of land located between North Pleasantburg Drive and Worley Road. It has approximately 125 feet of road frontage on North Pleasantburg Drive and approximately 35 feet of road frontage on Worley Road. The property is currently zoned R-12 (Single Family Residential); this application is requesting to rezone to C-2 (Commercial). The C-2 district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.</p> <p>The applicant stated at the public hearing that he would like to use the property for an auto repair business.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-38

APPLICANT: Convergent Property Group for Timothy William Lyda and Paula Kim Parris Living Trust

PROPERTY LOCATION: North Pleasantburg Drive and Worley Road

PIN/TMS#(s): 0174020600700

EXISTING ZONING: R-12, Single Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 2.97

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was zoned R-12 in May 1970 as part of Area 1. This parcel was part of a multi-parcel Planned Development rezoning application, CZ-2007-37, and incorporated the subject parcel for retail use. The request was denied by County Council.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2 & R-12	Auto Repair and single family residential
East	R-12	Right of way for Worley Road; further east is single family residential
South	R-12 & C-2	Single family residential and undeveloped
West	C-2	Right of Way for N Pleasantburg Road; further west are commercial uses

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

IMAGINE GREENVILLE: Residential Land Use 3

CHERRYDALE AREA PLAN: Special Policy Area 2 (SP2): The suitable uses in the SP2 relate to the need to create higher-density, higher-intensity development in the Market District.

ROADS: North Pleasantburg Drive: Seven-lane State-maintained major arterial
Worley Road: Two-lane State-maintained minor collector

TRAFFIC:

Location of Counter	Distance to Site	2007	2011	2012
Worley Road	1,000' N	2,100	1,950 (-7%)	1,950 (-7%)
North Pleasantburg Drive	2,700' NW	36,300	34,600 (-5%)	35,200 (-3%)

SUMMARY:

The subject property is an undeveloped parcel of land located between North Pleasantburg Drive and Worley Road. It has approximately 125 feet of road frontage on North Pleasantburg Drive and approximately 35 feet of road frontage on Worley Road. The property is currently zoned R-12 (Single Family Residential); this application is requesting to rezone to C-2 (Commercial). The C-2 district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The applicant stated at the public hearing that he would like to use the property for an auto repair business.

CONCLUSION:

It is staff's opinion that the existing zoning classification of R-12 is unsuitable for the western portion of the property that fronts along Pleasantburg Drive. As well, C-2 zoning sits adjacent on the north, south, and west sides of the subject property. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-12 district to the C-2 district. The Planning Commission recommended approval.

