

**Zoning Docket from January 28, 2015 GCPC Meeting**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2015-02</b>	David B. Ward for Rocky K. Smith 3118 Highway 14 0530010100500 0.80 acres R-S to C-2	21	Approval	Approval		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</b></p> <p><u>Speakers For:</u> 1) Applicant     a) The property is no longer suitable as a residence use.     b) The owner of the residence located behind the subject property is deceased and will likely come up for rezoning in the future.</p> <p><u>Speakers Against</u> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b><u>Against:</u></b> None</p>
<b>Staff Report</b>	<p>The subject property is a parcel of land with a single family residence located south of the intersection between Pelham Road and Highway 14 and immediately behind the Pelham 14 commercial center. It has approximately 185 feet of road frontage on Highway 14. The property is currently zoned R-S (Residential Suburban); 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>					

**Planning Report**

**DOCKET NUMBER:** CZ-2015-02

**APPLICANT:** David B. Ward for Rocky K. Smith

**PROPERTY LOCATION:** 3118 Highway 14

**PIN/TMS#(s):** 0530010100500

**EXISTING ZONING:** R-S, Residential Suburban

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 0.80

**COUNCIL DISTRICT:** 21 – Burns

**ZONING HISTORY:** The parcel was zoned R-S, Residential Suburban in May 1971 as part of Area 2.

**EXISTING LAND USE:** Single family residence

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	Commercial shopping center
East	C-2	Right of way for Highway 14; further east is vacant
South	C-2	Restaurant
West	R-S	Single family residence

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metro Sewer District – Sewer is on the property but has not been verified for capacity

**IMAGINE GREENVILLE:** **Sub-Regional Center (Pelham at Hwy 14)** - Varying in size, but centrally located within a community, this center is designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. It would be characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential.

**AREA PLAN:** Adjacent to the East Woodruff Planning area; within the Greenville Spartanburg Airport Environs Zone.

**ROADS:** SC Highway 14: Two-lane State-maintained major arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
SC Highway 14	6,000' S	12,900	12,100 (-7%)	12,700 (-2%)

**SUMMARY:**

The subject property is a parcel of land with a single family residence located south of the intersection between Pelham Road and Highway 14 and immediately behind the Pelham 14 commercial center. It has approximately 185 feet of road frontage on Highway 14. The property is currently zoned R-S (Residential Suburban); 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 did not list a proposed use for the property.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. Further, the subject property is located within 400 feet of the intersection of Highway 14 and Pelham Road. This intersection is already dominated by significant retail commercial properties and is slated for continued future commercial development. The subject currently has commercial uses on the north and south side. Based on these reasons, staff recommends approval of the application to rezone from the R-S district to the C-2 district.

**STAFF RECOMMENDATION:** Approval

