

Zoning Docket from January 28, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-06	Ketty M. Ramirez 907 S. Buncombe Road 0532000700300 0.17 acres R-12 to C-1	18	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</p> <p><u>Speakers For:</u> 1) Applicant a) Applicant ran a business for 25 years in her country and would like to have a bridal shop on the subject property.</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 Report	<p>The subject property is a parcel of land with a single family detached residential structure built on it. The parcel is located on S. Buncombe Road with intersections of S. Buncombe Road and Hammett Bridge Road to the north and S. Buncombe Road and Highway 14 to the south. The subject property is approximately 0.17 acres in area and has approximately 80 feet of road frontage on S. Buncombe Road.</p> <p>The property is currently zoned R-12 (Single Family Residential); this application is requesting to rezone to C-1 (Commercial). The C-1 district is established to provide commercial establishments for the convenience of local residents.</p> <p>The proposed use listed on the application is "Bridal Shop".</p>					

Planning Report

DOCKET NUMBER: CZ-2015-06

APPLICANT: Ketty M. Ramirez

PROPERTY LOCATION: 907 S. Buncombe Road

PIN/TMS#(s): 0532000700300

EXISTING ZONING: R-15, Single Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.17

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The parcel was zoned R-12, Single-Family Residential in May 1970 as part of Area 1.

EXISTING LAND USE: Single family detached residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	Single family residence
East	R-12	Single family residential
South	R-12	Vacant
West	C-2 R-12	Right of Way for S. Buncombe Road; further west: Restaurant (Bojangles) Single family residence

WATER AVAILABILITY: Greer City Public Water

SEWER AVAILABILITY: Property is not located in any sewer district. Sewer is not readily available.

IMAGINE GREENVILLE: **Community Corridor (S. Buncombe Road)** - near-balance of residential and nonresidential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

Residential Land Use 2 - Ideal density ranges from 3 units per acre to 6 units per acre

ROADS: S. Buncombe Road: Five-lane state-maintained minor collector

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
S. Buncombe Road	2,300' NW	18,500	17,600 (-5%)	18,800 (2%)

SUMMARY:

The subject property is a parcel of land with a single family detached residential structure built on it. The parcel is located on S. Buncombe Road with intersections of S. Buncombe Road and Hammett Bridge Road to the north and S. Buncombe Road and Highway 14 to the south. The subject property is approximately 0.17 acres in area and has approximately 80 feet of road frontage on S. Buncombe Road.

The property is currently zoned R-12 (Single Family Residential); this application is requesting to rezone to C-1 (Commercial). The C-1 district is established to provide commercial establishments for the convenience of local residents.

The proposed use listed on the application is "Bridal Shop".

CONCLUSION:

It is staff's opinion that this requested rezoning would provide for appropriate land uses consistent with the trending commercialization of this section of S. Buncombe Road. The subject is one of seven parcels composing an island bound by three commercially dominated roadways (Highway 14, S. Buncombe Road, Hammett Bridge Road). The majority of this island is located within the City of Greer and already zoned commercial with active commercial uses continuing north into the City. Significant commercial rezonings have occurred within a half mile to the south since 1996 along the regionally relevant Highway 14. Although significant obstacles lay ahead in regards to conformance with stormwater, parking, and commercial access standards for this property, commercial use within this area is appropriate. Based on these reasons, staff recommends approval of the application to rezone from the R-15 district to the C-1 district.

STAFF RECOMMENDATION: Approval

