

Zoning Docket from March 25, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-17	Ramon Jose Guerra 113 Hunts Bridge Road B007000101900 O-D to C-3 1.7 acres	19	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> a) Wants to open an auto mechanics shop with some auto sales. <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> 1) Several residents presented the same or similar comments concerning the proposed rezoning. <ul style="list-style-type: none"> a) Too many existing used car, tire and mechanics shops in area. b) Numerous vacant commercial buildings in area. c) Business competitors are already present in area. d) Too much traffic, noise, visual impact, and negative property values. e) Prefer to see office uses for property. 					<p>Petition/Letter For: 1</p> <p>Against: 7</p> <p>Attendance 36+ and petition with 276 signatures</p>
Staff Report	<p>The subject property is a 1.7 acre parcel of land located on Hunts Bridge Road North of the intersection with Sulphur Springs Road. The property has approximately 140.5 feet of road frontage on Hunts Bridge Road. This property abuts the Old Berea School, a concurrent rezoning request, CZ-2015-21, from O-D (Office-District) to C-1 (Commercial).</p> <p>The proposed use is auto sales and repair.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-17

APPLICANT: Ramon Jose Guerra

PROPERTY LOCATION: 113 Hunts Bridge Road

PIN/TMS#(s): B007000101900

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-3, Commercial

ACREAGE: 1.7 acres

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned to O-D (Office District) in April 1972. An unsuccessful rezoning case, CZ-2007-62, requested C-1 (Commercial).

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1,R-10	Single Family Residential , Pick-Flick, Video, Offices
East	C-2	Abandoned Winn Dixie, Kmart
South	O-D	Community Baseball Field , School Building
West	R-M20	Residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Berea Public Service District

FUTURE LAND USE: The Imagine Greenville Future Land Use Map shows the site within a *Residential Land Use 3 Community* designation with an ideal residential land use of six (6) or more units per acre. These areas typically do not include large amounts of nonresidential uses. In addition, this property is within the boundary of the Northwest Area Plan, which was mainly focused on codes enforcement, roadways, and branding.

ROADS: Hunts Bridge Road: 5-lane Urban Minor Arterial

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
Hunts Bridge Road SR104	<u>3960' N</u>	<u>6,700</u>	<u>6,000</u>	<u>5,600</u>
			(-10.4%)	(-16.4%)

SUMMARY:

The subject property is a 1.7 acre parcel of land located on Hunts Bridge Road north of the intersection with Sulphur Springs Road. The property has approximately 140.5 feet of road frontage on Hunts Bridge Road. This property abuts the Old Berea School, a concurrent rezoning request, CZ-2015-21, from O-D (Office-District) to C-1 (Commercial).

The O-D, Office Development district was established to provide for office uses including but not limited to accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

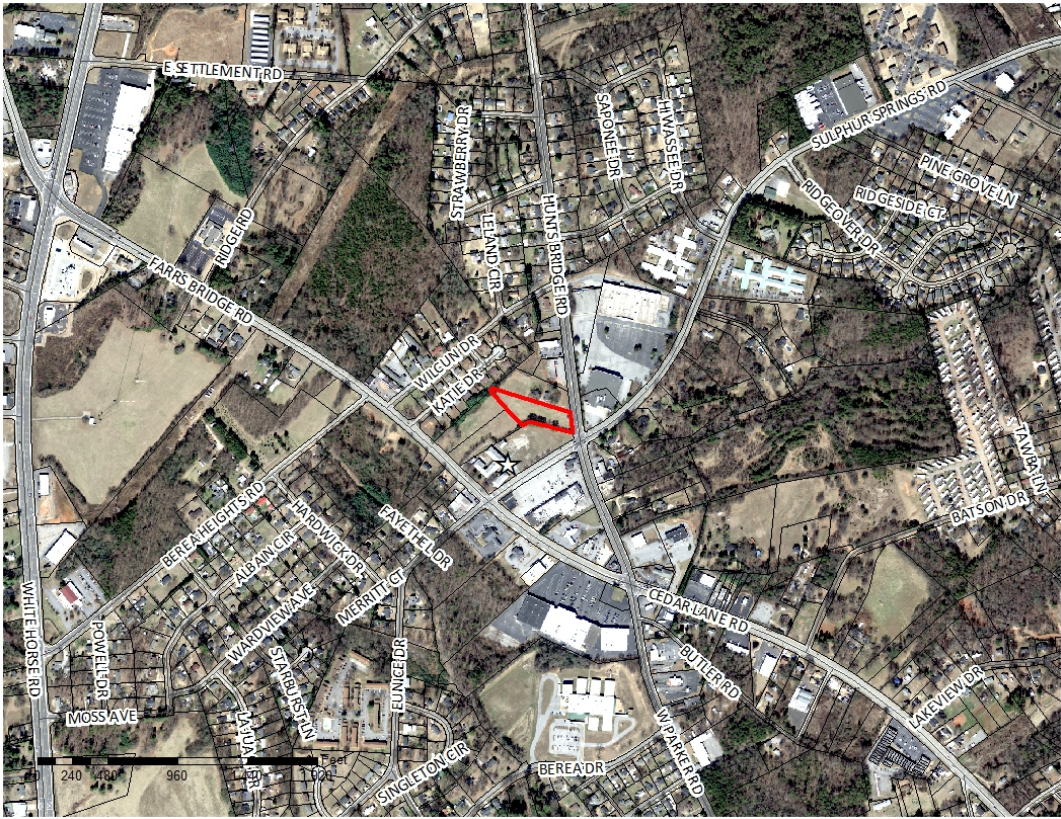
The C-1, Commercial district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

The proposed use listed on the application is Auto Mechanic/Sales

CONCLUSION:

It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The subject is located outside of and already serviced by the *Suburban Center* designated at the intersection of Highway 183 and Hunts Bridge Road. Significant vacant commercial property already exists within the Center as well as within close proximity to the subject site. While much of the surrounding properties are commercially zoned, the actual uses include single family residential and vacant commercial and public buildings. In addition, the C-3 commercial zoning designation is too intense for this area. Based on these reasons, staff recommends denial of the application to rezone the subject property from O-D, Office District, to C-3, Commercial.

STAFF RECOMMENDATION: Denial



Please note, the star represents the location of a concurrent rezoning, CZ-2015-21.



