

Zoning Docket from March 25, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-22	David Smith for John Plank 407 Balcome Boulevard 0291000100502 R-12 to C-1 1.5 acres	28	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) Wanting to rezone the back portion of a lot that is partially zoned C-1. The rezoning will allow the complete lot to be used as an expansion of the event center. The front portion is named Country Earl's. Presented a rendering for a proposed event center. <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> 2) Neighbor <ul style="list-style-type: none"> a) Not necessarily against project just wanted to be informed. Complained that bass music is too loud late at night. 					<p>Petition/Letter</p> <p><u>For:</u></p> <p><u>1</u></p> <p><u>Against:</u></p> <p><u>1</u></p>
Staff Report	<p>The subject property is the back portion of a larger 3.47 acre parcel of developed property located at the on Balcome Boulevard.</p> <p>The subject portion of the parcel is zoned R-12, this residential district is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district. This application is requesting to rezone to C-1 (Commercial). This district is established to provide commercial establishments for the convenience of local residents. The remainder of the parcel is currently zoned C-1, Commercial.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-22

APPLICANT: David Smith for John Plank

PROPERTY LOCATION: 407 Balcome Boulevard

PIN/TMS#(s): 0291000100502 (portion)

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1.5

COUNCIL DISTRICT: 28-Payne

ZONING HISTORY: A portion of the total land area of parcel was zoned C-1, Commercial, in May 1971 as part of Area 2.

EXISTING LAND USE: Current use of subject site is residential; the remaining portion of the lot is used as an event space and residential.

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North, East	R-12	Bethel Elementary School
Southeast	C-1, R-12, P-D	Event Space, Single Family Residential, Church
West	R-12	Residential

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Metropolitan Sewer Sub District

FUTURE LAND USE: The Imagine Greenville Future Land Use Map shows the site within a *Residential Land Use 3*, ideal density of 6 or more units per acre.

ROADS: Balcome Boulevard: Minor Arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Old Laurens Road – I-385	7,400'	12,500	11,900 -4.8%	12,000 -4.0%

SUMMARY: The subject property is the northern portion of a larger 3.47 acre parcel of developed property located at the on Balcome Boulevard.

The subject portion of the parcel is zoned R-12. This residential district is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

This application is requesting to rezone to C-1 (Commercial). This district is established to provide commercial establishments for the convenience of local residents. The remainder of the parcel is currently zoned C-1, Commercial.

The applicant states the proposed land use is for an event center.

CONCLUSION:

It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The subject is mostly surrounded by City of Mauldin municipal boundaries: Bethel Elementary School to the east, single family residential towards the west, with a single family residence and a church towards the Southeast. Adjacent unincorporated County includes single family to the south and the remainder of the same parcel currently being used as an event space. Since the area is dominated by residential and associated school and church uses, expanding upon an existing, anomalous commercial use is out of character with surrounding uses. Based on these reasons, staff recommends denial of this application to rezone the subject site from R-12, Residential to C-1, Commercial.

