

Zoning Docket from August 19, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-59	Michael M. Adamson for Swamp Rabbit Food Plaza LLC 205 Cedar Lane Road 0148001100100 S-1, Services to C-3, Commercial	19	Approval	Approval 8-29-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Rezoning is a technical request • Café is the main use of the site • Businesses on site are growing and expanding existing uses <p>2) Owner</p> <ul style="list-style-type: none"> • Needs the zoning change because of a technicality with setbacks • Restaurant partners with the trail and trail users • Is a partner with the community and non-profits in the area • Works with local farmers and serves their food at restaurant <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i> which prescribes 6 or more units per acre. Additionally, the property is also partially designated as a <i>Neighborhood Corridor</i>. Neighborhood Corridors are predominately residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. The subject property is also located along a bus route, Route 506. Sidewalks are also present in this area, as is the Swamp Rabbit Trail, which runs through this property.</p> <p>SUMMARY:</p> <p>The subject parcel zoned S-1, Services is 2.6 acres of property located on Cedar Lane Road approximately 0.45 miles east of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 280 feet of frontage along Cedar Lane Road and approximately 330 feet of frontage along Hampton Avenue Extension. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for retail and shopping.</p> <p>CONCLUSION:</p> <p>The subject site is located along Cedar Lane Road, a seven lane arterial road, which is designated as a Neighborhood Corridor. Neighborhood Corridors allow for some nonresidential uses. The primary land use for the site as it exists is a restaurant, and the existing retail is an accessory use to the restaurant. S-1, Services zoning does not allow for retail as a primary use; however, the applicant would like to be able to do retail as a primary use on site. Rezoning to C-3, Commercial would allow for retail as a primary use, as well as reduce setback requirements, thus bringing existing buildings into greater conformance.</p>					

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	<p>Staff is of the opinion rezoning the parcel to C-3, Commercial would be appropriate for the area, and be consistent with the existing Commercial zoning along Cedar Lane Road. The requested zoning would also be consistent with the <u>Imagine Greenville</u> Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>
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DOCKET NUMBER: CZ-2019-59

APPLICANT: Michael M. Adamson for Swamp Rabbit Food Plaza LLC

PROPERTY LOCATION: 205 Cedar Lane Road

PIN/TMS#(s): 0148001100100

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-3, Commercial

ACREAGE: 2.6

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned O-D, Office District in May of 1972, as part of Area 3. This parcel has had one successful rezoning case in 1985, CZ-1985-128, from O-D to S-1.

EXISTING LAND USE: restaurant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	vacant land
East	S-1 and I-1	vacant land and parking lot
South	I-1	vacant land
West	O-D	office

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre. Additionally, the property is also partially designated as a *Neighborhood Corridor*.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	2.6	<i>0 units</i>
<i>Requested</i>	<i>C-3</i>	<i>16 units/acre</i>		<i>41 units</i>

A successful rezoning may add up to 41 dwelling units.

ROADS: Cedar Lane Road: seven-lane State-maintained arterial
Hampton Avenue Extension: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2011	2014	2018

TRAFFIC:

Cedar Lane Road	50' N	18,100	17,600 -2.8%	15,700 -10.8%
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ANALYSIS:

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SUMMARY:

The subject parcel zoned S-1, Services is 2.6 acres of property located on Cedar Lane Road approximately 0.45 miles east of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 280 feet of frontage along Cedar Lane Road and approximately 330 feet of frontage along Hampton Avenue Extension. The applicant is requesting to rezone the property to C-3, Commercial.

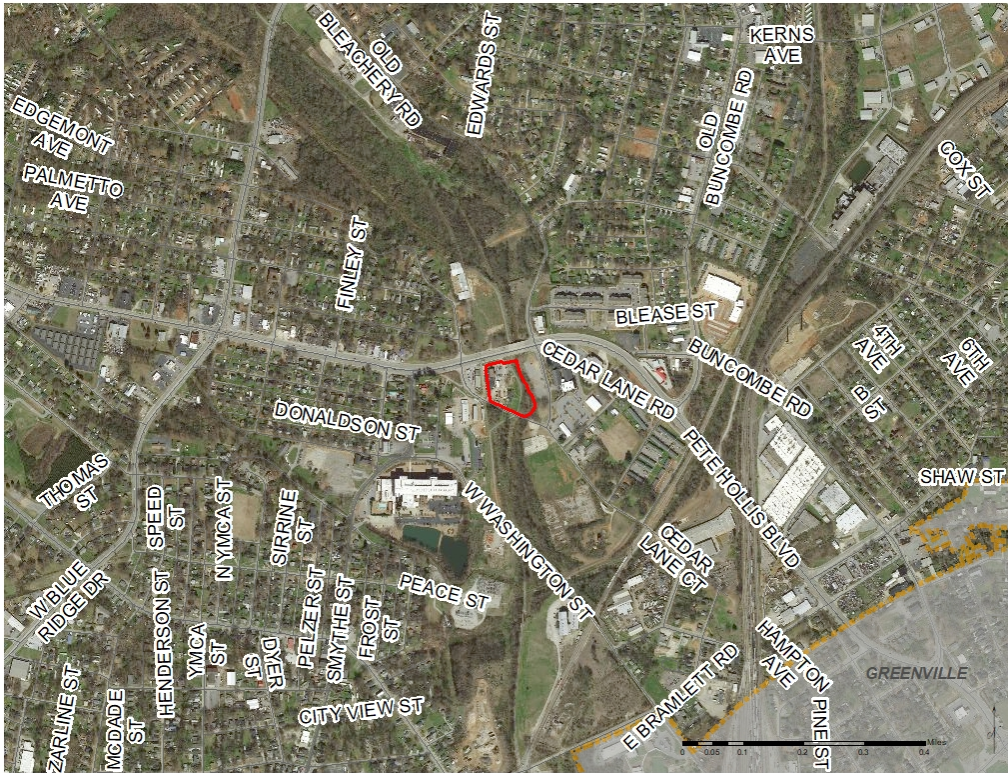
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CONCLUSION:

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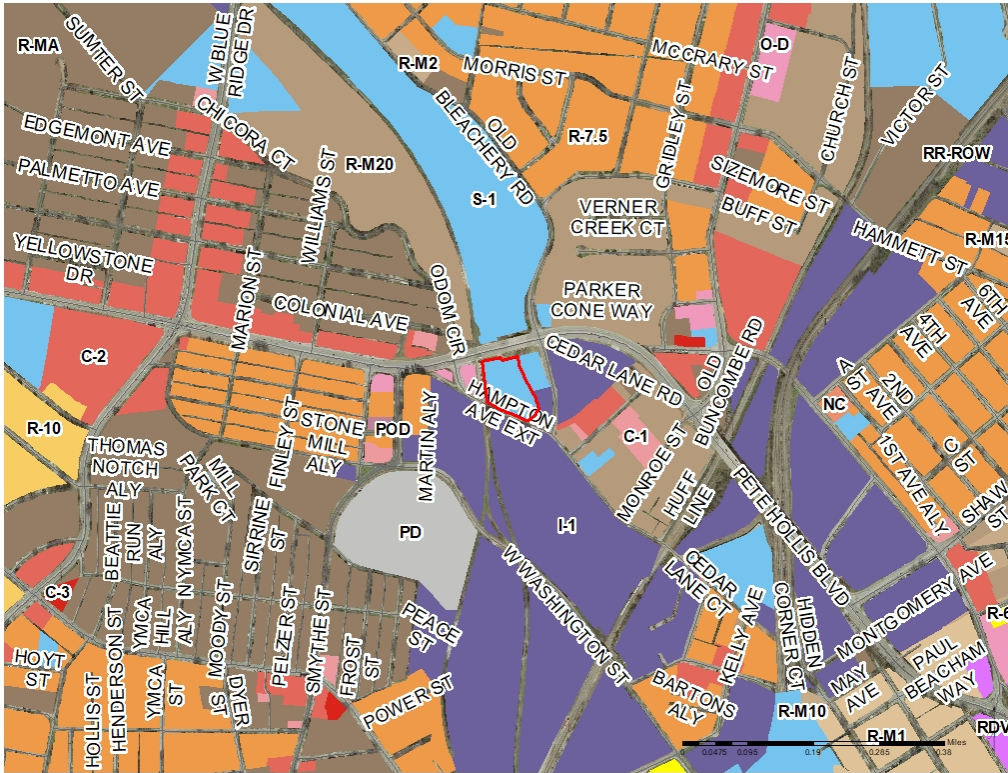
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Aerial Photography, 2018





Zoning Map

