

**Zoning Docket from April 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-25	Thomas M. Gilstrap for Thomas M. Gilstrap Revocable Trust 3518 Old Buncombe Road 0159000100106 I-1, Industrial to C-3, Commercial	19	Approval	Approval 4-29-20		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>Has renter prospects for commercial uses, but not industrial uses</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. Floodplain is not present on the site, and there are no known significant historic, cultural, or environmental resources on the site. There are two schools nearby; Lakeview Middle School located approximately 0.10 miles away, and Cherrydale Elementary School located approximately 0.95 miles away. Additionally, the property is along Bus Route 508, and sidewalks are present in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned I-1, Industrial is 0.24 acres of property located on Old Buncombe Road approximately 0.40 miles northwest of the intersection of Old Buncombe Road and W Blue Ridge Drive. The subject parcel has 135 feet of road frontage along Old Buncombe Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for a beauty shop.</p> <p><b>CONCLUSION</b></p> <p>This subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Traditional Neighborhood</i>. This future land use designation primarily supports Single-family attached and detached Residential, but does allow for small-scale commercial, civic and institutional facilities, and small-scale apartments buildings. The proposed use of a beauty shop conforms with this future land use designation. Additionally, parcel is adjacent to existing C-3, Commercial. Therefore, the requested rezoning to C-3, Commercial is compatible with existing zoning and land uses in the immediate area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>					



Greenville County Planning and Zoning Division  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Meagan Staton

**CC:** Sarah Tresouthick Holt, AICP

**RE:** CZ-2020-25

**APPLICANT:** Thomas M. Gilstrap for Thomas M. Gilstrap Revocable Trust

**PROPERTY LOCATION:** 3518 Old Buncombe Road

**PIN/TMS#(s):** 0159000100106

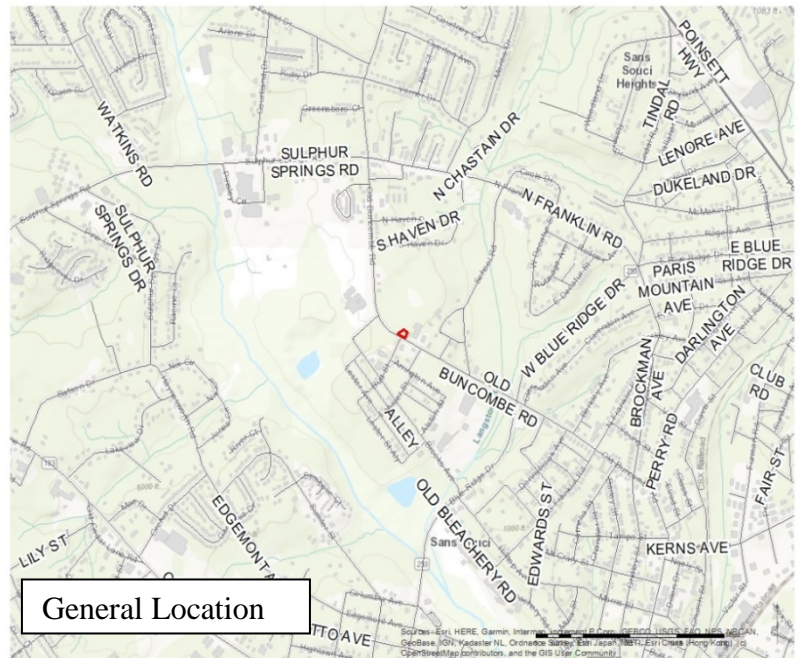
**EXISTING ZONING:** \*I-1, Industrial (\*possibly R-10, per some Greenville County records)

**REQUESTED ZONING:** C-3, Commercial

**PROPOSED LAND USE:** Beauty Shop

**ACREAGE:** 0.24

**COUNCIL DISTRICT:** 19 - Meadows



**ZONING HISTORY:** The parcel was originally zoned I-1, Industrial in April of 1972 as part of Area 3. Some Greenville County records do show that the original zoning may have been R-10, Single-family Residential; however there are no previous rezoning cases for this parcel.

**EXISTING LAND USE:** vacant commercial

**AREA CHARACTERISTICS:**

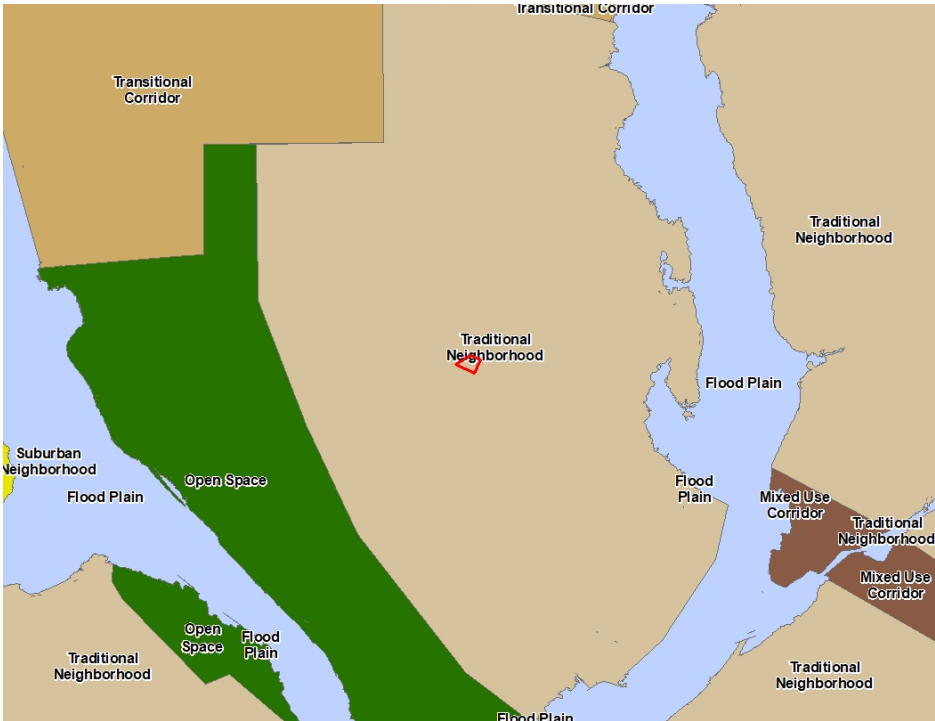
Direction	Zoning	Land Use
North	I-1	business office
East	C-3	barber shop
South	R-7.5	church and vacant land
West	R-10	pond and vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*.



Plan Greenville County, Future Land Use Map



**TN TRADITIONAL NEIGHBORHOOD**

**Place Type Characteristics**

Traditional Neighborhoods are characterized primarily by early and mid-twentieth century single-family homes, with some blocks including small-scale apartment buildings and attached townhomes. Parks and places of worship are also present. Existing housing stock should be preserved and improved; however, there are opportunities for single-lot infill development, which should be of a compatible scale and character with surrounding homes.

<b>Primary Uses</b>	Single-family attached and detached residential
<b>Secondary Uses</b>	Small-scale apartment buildings, civic and institutional facilities (e.g., places of worship), neighborhood parks, small-scale commercial
<b>Gross Density</b>	6 to 20 dwellings per acre
<b>Transportation</b>	Automobile, transit, pedestrian, on-street bicycle facilities, interconnected street grid
<b>Parking</b>	On-street, driveways, garages off alleys, off-street parking should be in rear of buildings
<b>Open Space</b>	Neighborhood parks

Plan Greenville County, Character Area Type Card

**AREA AND COMMUNITY**

**PLANS:** This parcel is not included in any adopted community or area plans.

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
Current	I-1	0 units/acre	0.24	0 units
Requested	C-3	16 units/acre		3 units

A successful rezoning may add up to 3 dwelling units.

**ROADS AND TRAFFIC:**

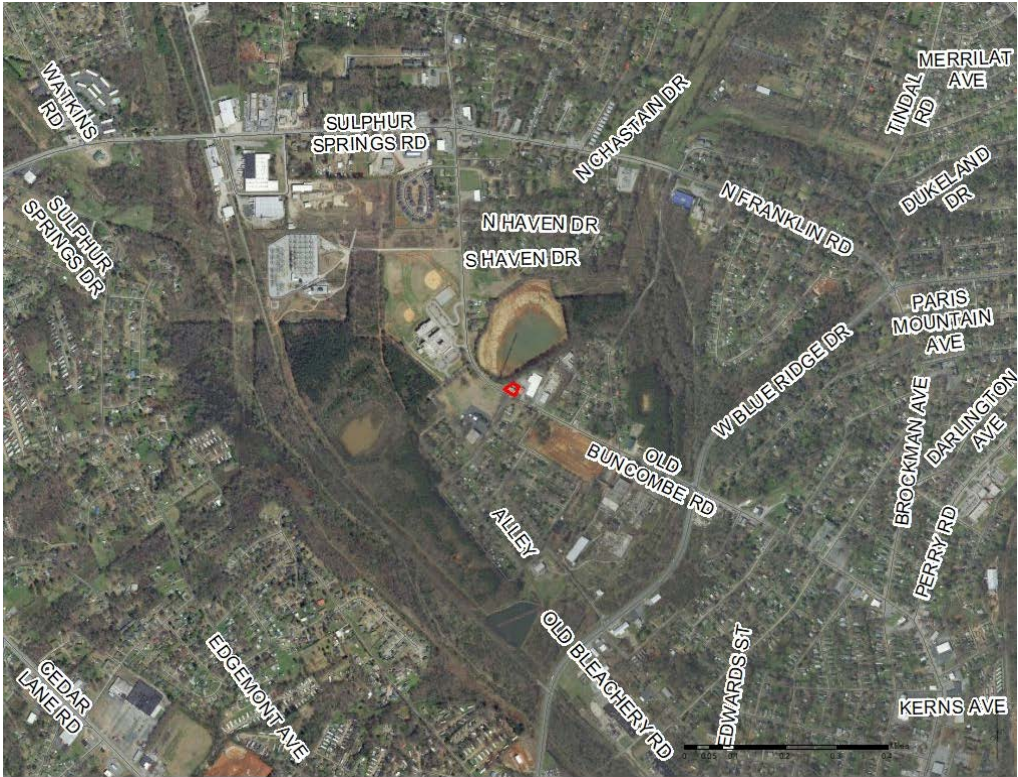
Old Buncombe Road: two-lane State-maintained Major Collector. The parcel has approximately 135 feet of frontage along Old Buncombe

Road, and the parcel is approximately 0.40 miles northwest of the intersection of Old Buncombe Road and W Blue Ridge Drive. The property is along bus Route 508 and sidewalks are present in the area.

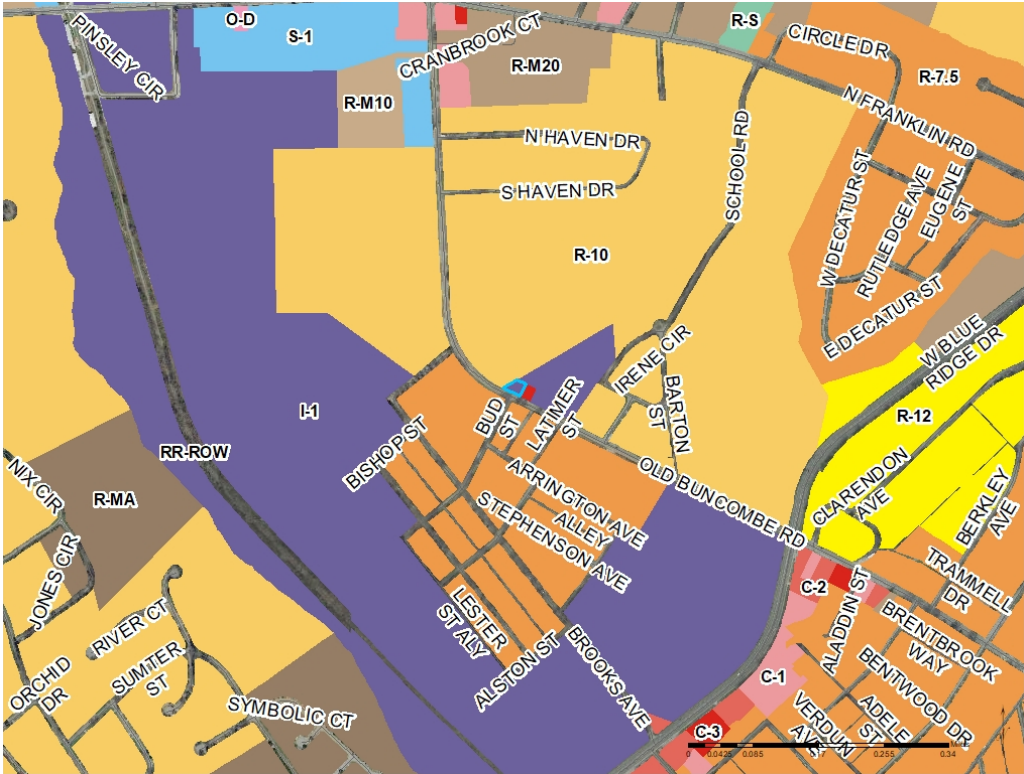
Location of Traffic Count	Distance to Site	2011	2014	2018
Old Buncombe Road	1,020' N	6,300	6,400 +1.6%	7,000 +9.4%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic resources on this site, nor are there any significant environmental or cultural features. Lakeview Middle School is located nearby at approximately 0.10 miles away and Cherrydale Elementary is located approximately 0.95 miles away.



Aerial Photography, 2019



Zoning Map

