

**ZONING DOCKETS FROM SEPTEMBER 25, 2013 GCPC MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-39	Yadhi Properties, LLC Reedy Fork Road S-1 to C-2 0108000100103	23	D	D		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 16, 2013 were:</b></p> <p><u>Speakers For</u>                      (1) Would like to rezone in order to open a party shop and eventually build a liquor store</p> <p><u>Speakers Against</u>                      (1) Residents speak in opposition                      (2) Concerned about traffic and environment                      (3) Opposed because alcohol is not needed in the community                      (4) Working hard to keep crime and drugs out and this will perpetuate it                      (5) Would like a community center                      (6) Serenity Place is too close                      (7) Historical Society has worked hard to restore this community</p>					Petition/Letter  For – 50 names  Against – 48 names; 1 letter; 50 stand in opposition
Staff Report	The majority of properties in this area surrounding this site are zoned for residential uses and are occupied by various types and densities of residential uses. There is commercial zoning to the north along Green Avenue, which is sufficient commercial space for the area. Uses allowed in the C-2 zoning district are more intense in nature and include liquor stores and nightclubs. Less intense commercial zoning districts provide for a more appropriate transition to the new Planned Development zoning to the south. Although the property is already zoned non-residential, staff is not in favor of changing the zoning to C-2 as the uses are inconsistent with changing nature of the area and the overall character the residents are trying to achieve through the community planning efforts in Dunear. Based on the aforementioned reasons, staff recommends denial.					

**Planning Report**

**DOCKET NUMBER:** CZ-2013-39

**APPLICANT:** Yadhi Properties, LLC

**PROPERTY LOCATION:** 1101 Green Avenue

**PIN/TMS#(s):** 0108000100103

**EXISTING ZONING:** S-1, Services District

**REQUESTED ZONING:** C-2, Commercial District

**ACREAGE:** 1.1

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The property was originally zoned S-1 in June 1973 (Area 4A).

**EXISTING LAND USE:** Vacant gas station

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	C-2	Vacant commercial
East	R-10	Single-family residential
South	PD	Single-family residential
West	R-7.5	Single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3

**ROADS:** Green Avenue: 2-lane, SCDOT maintained road  
Chestnut Street: 2-lane, County maintained road

**TRAFFIC IMPACT:** Traffic generated from the site may increase if a tenant occupies the property. The closest traffic count station is ¼ mile to the north. The 2012 traffic count was 2,200 ADT. This represents a 15% increase over the past 5 years at this location.

## **SUMMARY**

The property is zoned S-1, a district established to provide a transition between commercial and industrial districts. The request is for C-2, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile and for the convenience of local residents.

## **CONCLUSION**

The majority of properties in this area surrounding this site are zoned for residential uses and are occupied by various types and densities of residential uses. There is commercial zoning to the north along Green Avenue, which is sufficient commercial space for the area. Uses allowed in the C-2 zoning district are more intense in nature and include liquor stores and nightclubs. Less intense commercial zoning districts provide for a more appropriate transition to the new Planned Development zoning to the south. Although the property is already zoned non-residential, staff is not in favor of changing the zoning to C-2 as the uses are inconsistent with changing nature of the area and the overall character the residents are trying to achieve through the community planning efforts in Dunearn. Based on the aforementioned reasons, staff recommends denial. The Planning Commission recommended denial.

