

**Zoning Docket from March 14, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-23	Edward Springer Wilson for Aviation Ventures Series Fund II, Series Three Fork Shoals Road at West Georgia Road 0585010100102 & 0585010100104 C-1, Commercial To C-2, Commercial	28	Denial	Denial 3/23/16		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1)Applicant</p> <ul style="list-style-type: none"> <li>• Showed presentation including surrounding zoning, status of other corners of the intersection</li> <li>• Further need exists in the area for access to goods and services</li> <li>• Current improvements to site will be demolished</li> <li>• Significant commercial history in this intersection</li> <li>• Currently at the design stage for self-storage, while preserving immediate intersection for grocery and other retail uses</li> <li>• C-3 would also meet the uses</li> <li>• No tenants lined up for the retail space at this time</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>The subject parcel is 15 acre of property located at the corner of Fork Shoals Road and West Georgia Road approximately 2 miles south of the I-185 Interchange and Fork Shoals Road. The parcel has approximately 950 feet of frontage along Fork Shoals Road and 700 feet along West Georgia Road.</p> <p>The applicant did not state the proposed land use on the application; however, follow-up conversations provided information that the applicant would be willing to consider C-3 zoning. The public hearing revealed the proposed uses would better fit a request for C-3, Commercial.</p> <p>It is staff's opinion that this request as submitted would have greater impact on the surrounding area than a C-3, Commercial zoning.</p> <p>Based on these reasons, staff recommends denial of the requested C-2, Commercial.</p>					

**DOCKET NUMBER:** CZ-2016-23

**APPLICANT:** Edward Springer Wilson for Aviation Ventures Series Fund II, Series Three

**PROPERTY LOCATION:** Fork Shoals Road at West Georgia Road

**PIN/TMS#(s):** 0585010100102 and 0585010100104

**EXISTING ZONING:** C-1, Commercial

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

**ACREAGE:** 15

**COUNCIL DISTRICT:** 28 – Payne

**ZONING HISTORY:** The parcel 0585010100102 was originally zoned R-S, Residential Suburban and parcel 0585010100104 was originally zoned S-1, Services in September 1996, as part of Area 12. Subsequent rezonings include CZ-2006-18, for parcel 0585010100102 approved from R-S to C-1; and CZ-2007-12, for parcel 0585010100104 approved from S-1 to C-1.

**EXISTING LAND USE:** vacant, wooded

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	vacant pasture (agriculture)
East	R-S, R-7.5 and C-2	vacant wooded, single-family residential (The Village SD) and mobile home park (The Village SD)
South	C-1 and S-1	gas station and warehouse
West	R-S	vacant pasture (agriculture)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Not available

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

The subject property is also within a *Sub-Regional Center*. Varying in size, but centrally located within a community, this center is designed to service multiple surrounding neighborhoods and the larger community for daily or weekly trips. It would be characterized by community-scale stores such as grocery stores, national casual dining restaurants, clothing stores, specialty boutiques and would ideally support higher density suburban and urban residential.

The subject property is also along a *Neighborhood Corridor*. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety convenience. Given the low volume and speed, access is largely unmanaged.

**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>GIS Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>C-1</i>	<i>12 units/acre</i>	<i>14.66</i>	<i>176 units</i>
<i>Requested</i>	<i>C-2</i>	<i>16 units/acre</i>		<i>235 units</i>

A successful rezoning may add up to 59 units.

**ROADS:**

Fork Shoals Road: two-lane State-maintained major collector  
 West Georgia Road: two-lane State-maintained minor collector

**TRAFFIC:**

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2013</b>	<b>2014</b>
Fork Shoals Road	1,600' N	4,500	5,200 15.6%	4,300 -17.3%

**SUMMARY:**

The subject parcel is 15 acre of property located at the corner of Fork Shoals Road and West Georgia Road approximately 2 miles south of the I-185 Interchange and Fork Shoals Road. The parcel has approximately 950 feet of frontage along Fork Shoals Road and 700 feet along West Georgia Road.

The subject parcels are zoned C-1, Commercial. This district is established to provide commercial establishments for the convenience of local residents.

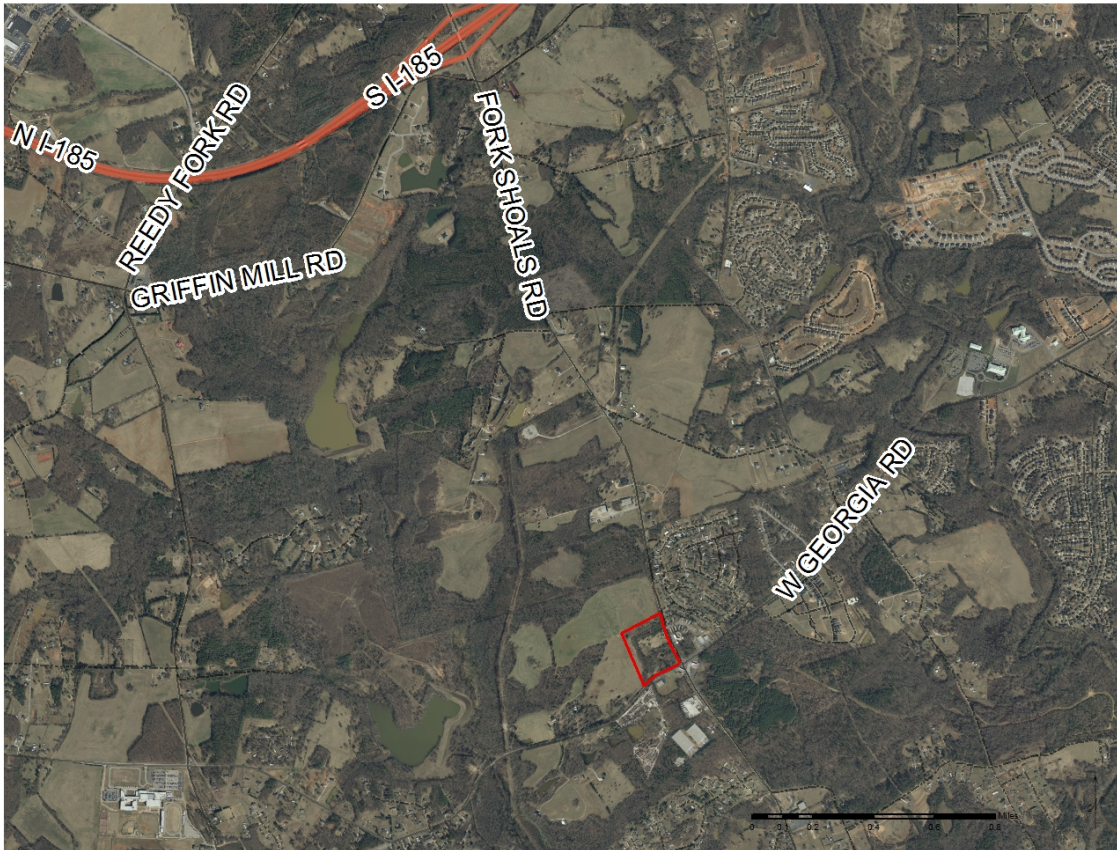
The applicant is requesting to rezone the property to C-2, Commercial. This district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The applicant did not state the proposed land use on the application; however, follow-up conversations provided information that the applicant would be willing to consider C-3 zoning. The public hearing revealed the proposed uses would better fit a request for C-3, Commercial.

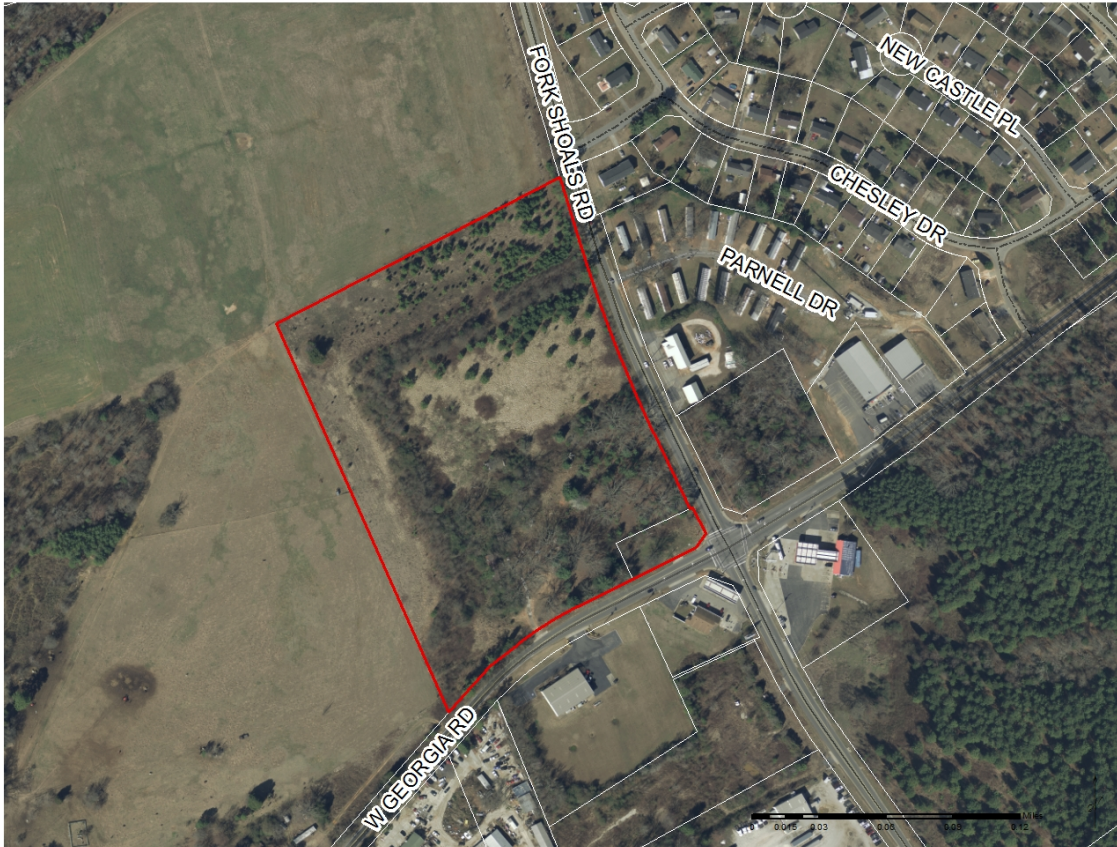
**CONCLUSION:**

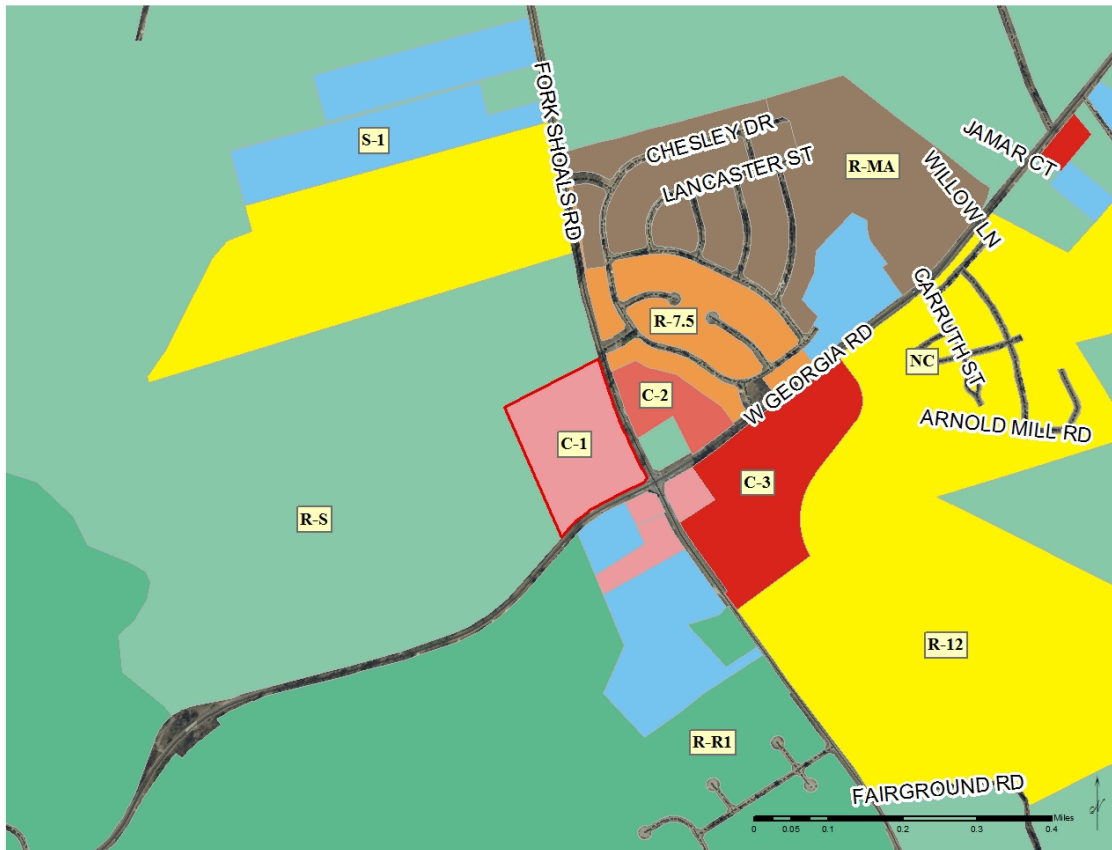
It is staff's opinion that this request as submitted would have greater impact on the surrounding area than a C-3, Commercial zoning.

Based on these reasons, staff recommends denial of the requested C-2, Commercial. The Planning Commission recommends denial.

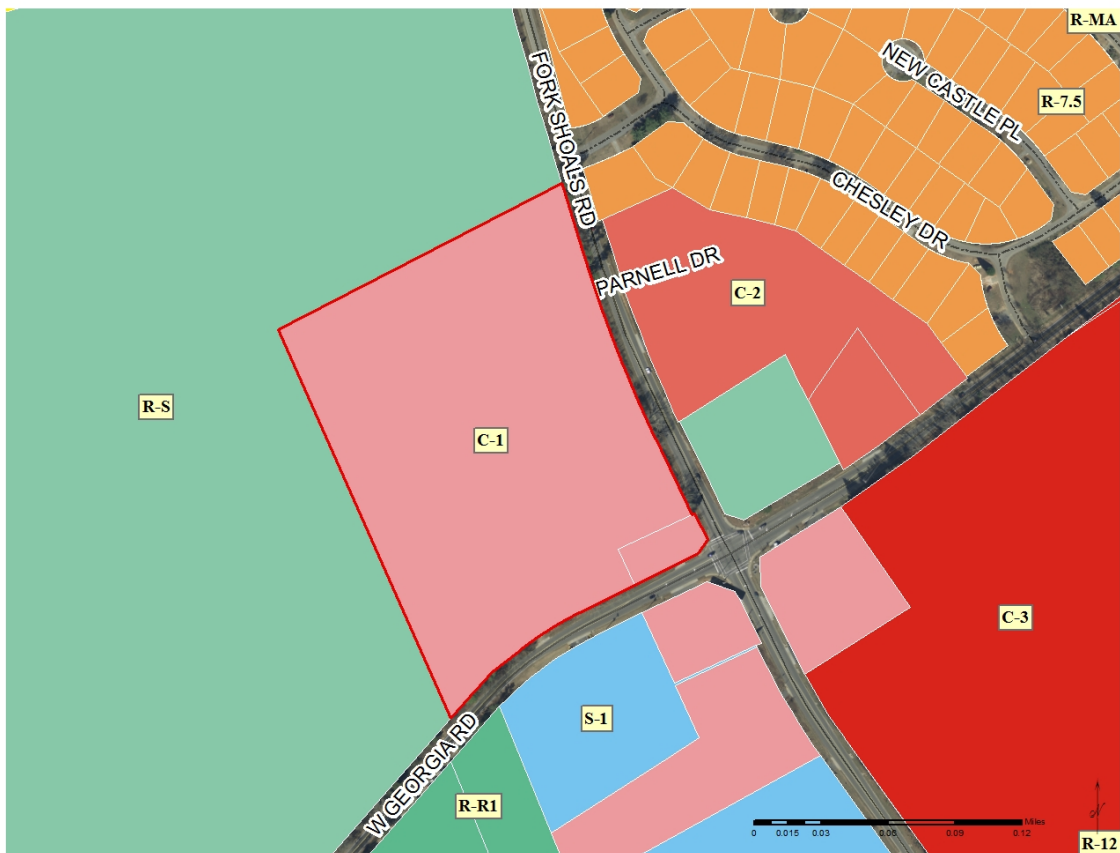


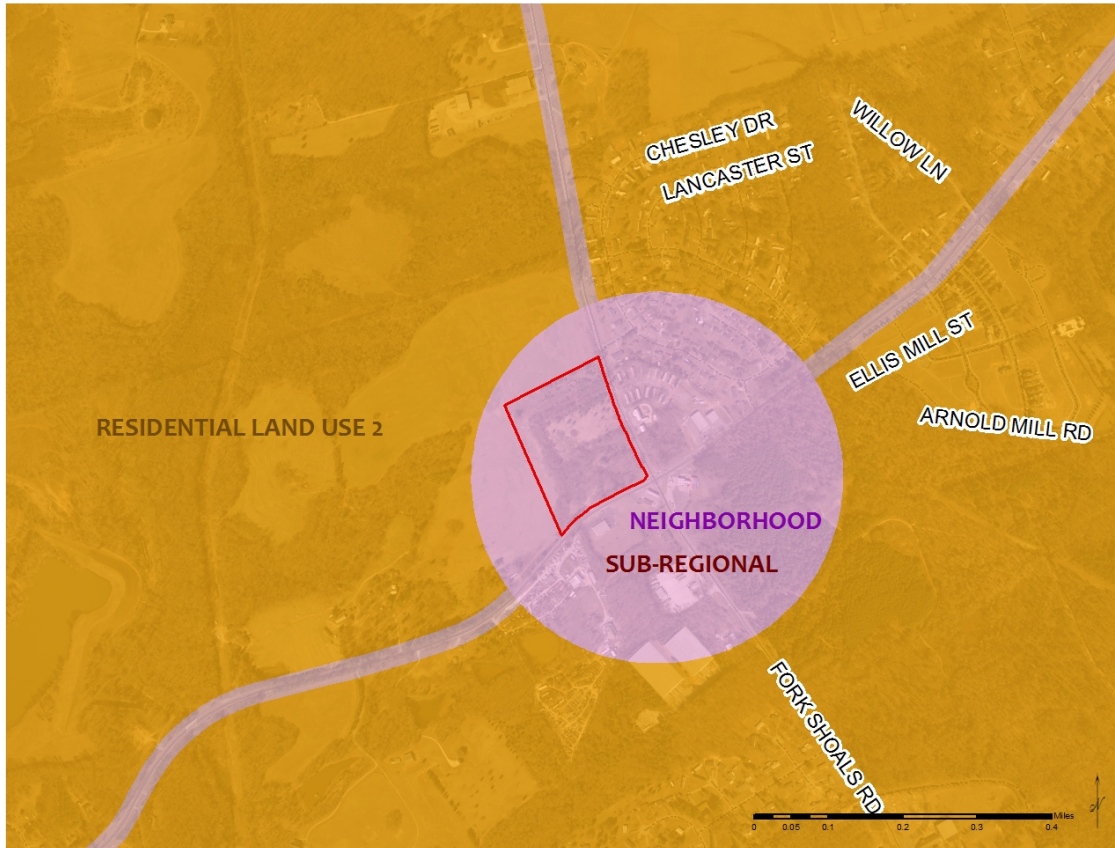
Aerial Photography, 2014





Zoning Map





Future Land Use Map