

**Zoning Docket from May 16, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-37	David Eugene Meyer for JRB Partners LLC Laurens Road and Fairforest Way M010020100100, M010020100201 and M010020100300 I-1, Industrial and C-3, Commercial to C-2, Commercial	24	Approval if request is amended	Approval if request is amended 5/25/16	6/6/16	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) David Meyer, Applicant <ul style="list-style-type: none"> <li>• Want to amend the application to C-3 instead of C-2 as originally proposed</li> <li>• Shared proposed site plans</li> <li>• Proposed convenience/ gas sales</li> <li>• SCDOT has reviewed the ingress/egress plan</li> <li>• Will demolish the existing warehouse</li> <li>• About a \$10 million investment per store, 6-10 employees at any one time, 20-30 employees total/ store</li> </ul> </li> </ol> <p><u>Speakers Against:</u> none</p> <p><b>List of meetings with staff:</b> January 19, 2016</p>					<p><b>Petition/Letter For:</b> none</p> <p><b>Against:</b> none</p>
Staff Report	<p>The subject parcel is 12.4 acres of property located on Laurens Road and Fairforest Way approximately 0.2 miles south of the intersection of Laurens Road and Interstate 85. The parcel has approximately 620 feet of frontage along Laurens Road and 400 feet of frontage along Fairforest Way.</p> <p>The applicant did not state the proposed land use; however, during the public hearing, the applicant stated that the site would have a QuikTrip gas station on the site. The applicant also requested that the application be amended to a C-3 request instead of the original C-2. The uses in this area are predominantly commercial retail and schools. The proposed change to commercial is appropriate along a transit corridor as designated in the future land use map.</p> <p>It is staff's opinion the amended request to C-3, Commercial, zoning would have minimal immediate impact to the character of the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the request for C-3, Commercial.</p>					
Planning Commission	The Commission recommended approval of the updated request if amended to C-3, Commercial.					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-37

**APPLICANT:** David Eugene Meyer for JRB Partners LLC

**PROPERTY LOCATION:** Laurens Road and Fairforest Way

**PIN/TMS#(s):** M010020100100, M010020100201 and M010020100300

**EXISTING ZONING:** I-1, Industrial and C-3, Commercial

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

**ACREAGE:** 12.4

**COUNCIL DISTRICT:** 24 – Seman

**ZONING HISTORY:** The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2. Parcel M010020100300 was a successful C-3, Commercial rezoning request in 2012, CZ-2012-50.

**EXISTING LAND USE:** industrial and single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	auto dealership and service garage
East	C-2 and S-1	restaurant and vacant wooded land (City of Greenville)
South	I-1, S-1 and C-2	convenience store, service garage, single-family residential and church
West	R-6	school (J. L. Mann High School) (City of Greenville)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** City of Greenville

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and designates as a *Transit Corridor*. These are primary corridors linking Greenville County’s urban areas, major employment centers, municipalities, and other regional and community centers. The land uses along these corridors should support a future mass transit system and incorporate an even balance of both residential and commercial development.

**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>I-1</i>	<i>0 units/acre</i>	<i>12.03</i>	<i>0 units</i>
	<i>C-3</i>	<i>16 units/acre</i>	<i>.24</i>	<i>4 units</i>
<b>Requested</b>	<b>C-2</b>	<b>16 units/acre</b>	<b>12.27</b>	<b>196 units</b>

A successful rezoning may add up to 192 units.

**ROADS:**

Laurens Road: four-lane State-maintained major arterial freeway/expressway  
Fairforest Way: 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>
Fair Forest Way	300'SW	7,500	6,300 -16%	7,400 17.5%
Laurens Road	1,700'S	27,200	21,500 -21%	25,600 19%

**SUMMARY:**

The subject parcel is 12.4 acres of property located on Laurens Road and Fairforest Way approximately 0.2 miles south of the intersection of Laurens Road and Interstate 85. The parcel has approximately 620 feet of frontage along Laurens Road and 400 feet of frontage along Fairforest Way.

The subject parcels M010020100100 and M010020100201 are zoned I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

The subject parcel M010020100300 is zoned C-3, 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.

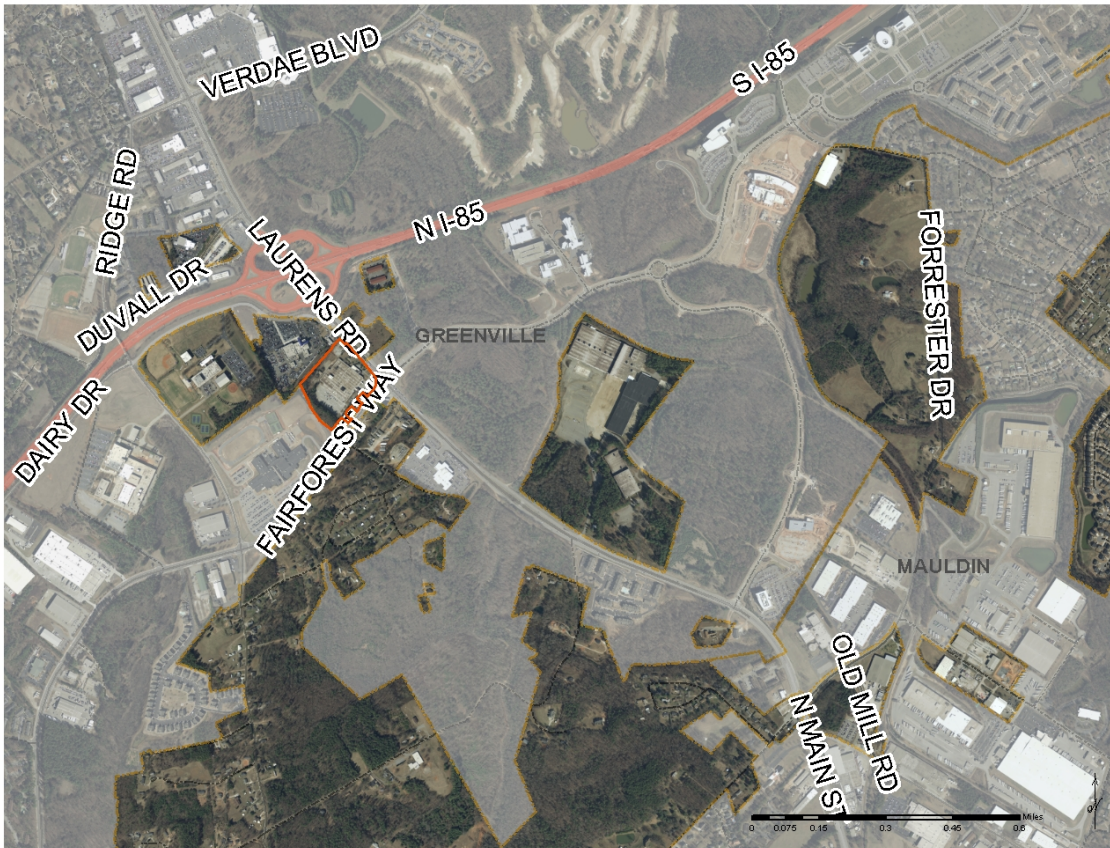
The applicant is requesting to rezone the property to C-2, Commercial. This district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the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

The applicant did not state the proposed land use; however, during the public hearing, the applicant stated that the site would have a QuikTrip gas station on the site. The applicant also requested that the application be amended to a C-3 request instead of the original C-2. The uses in this area are predominantly commercial retail and schools. The proposed change to commercial is appropriate along a transit corridor as designated in the future land use map.

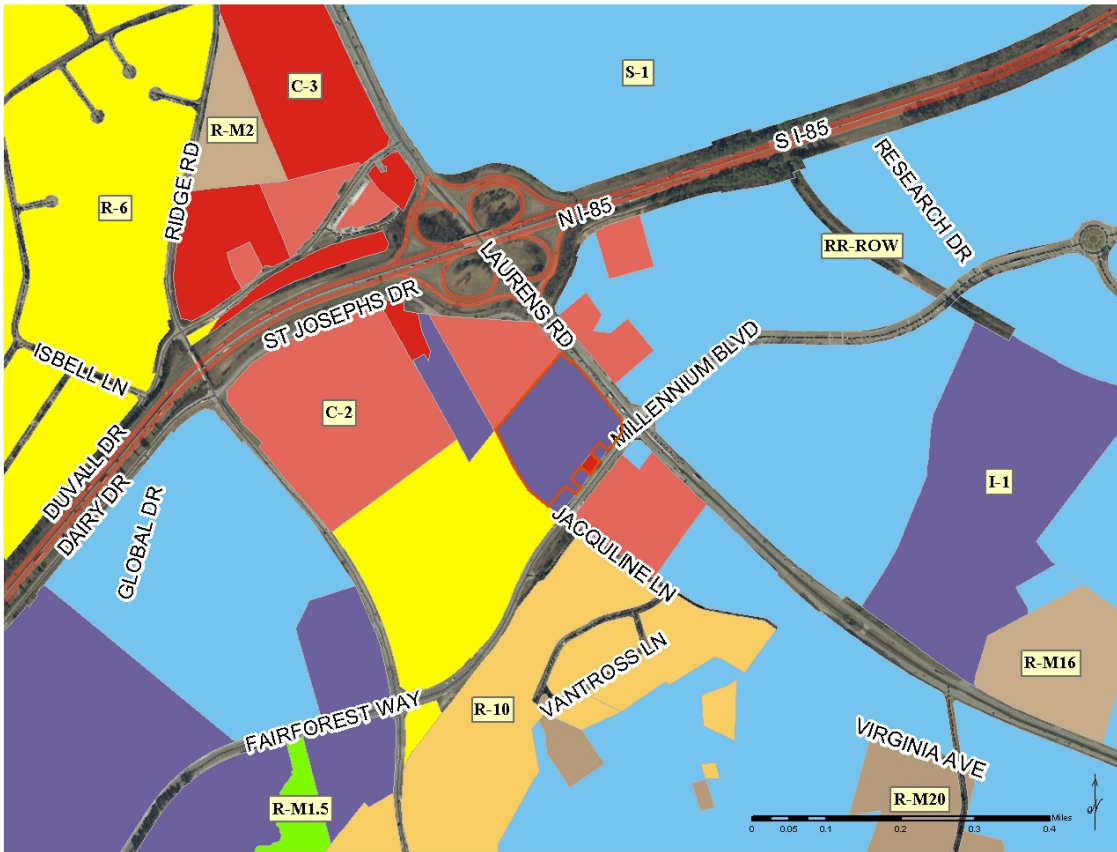
**CONCLUSION:**

It is staff's opinion the amended request to C-3, Commercial, zoning would have minimal immediate impact to the character of the surrounding area.

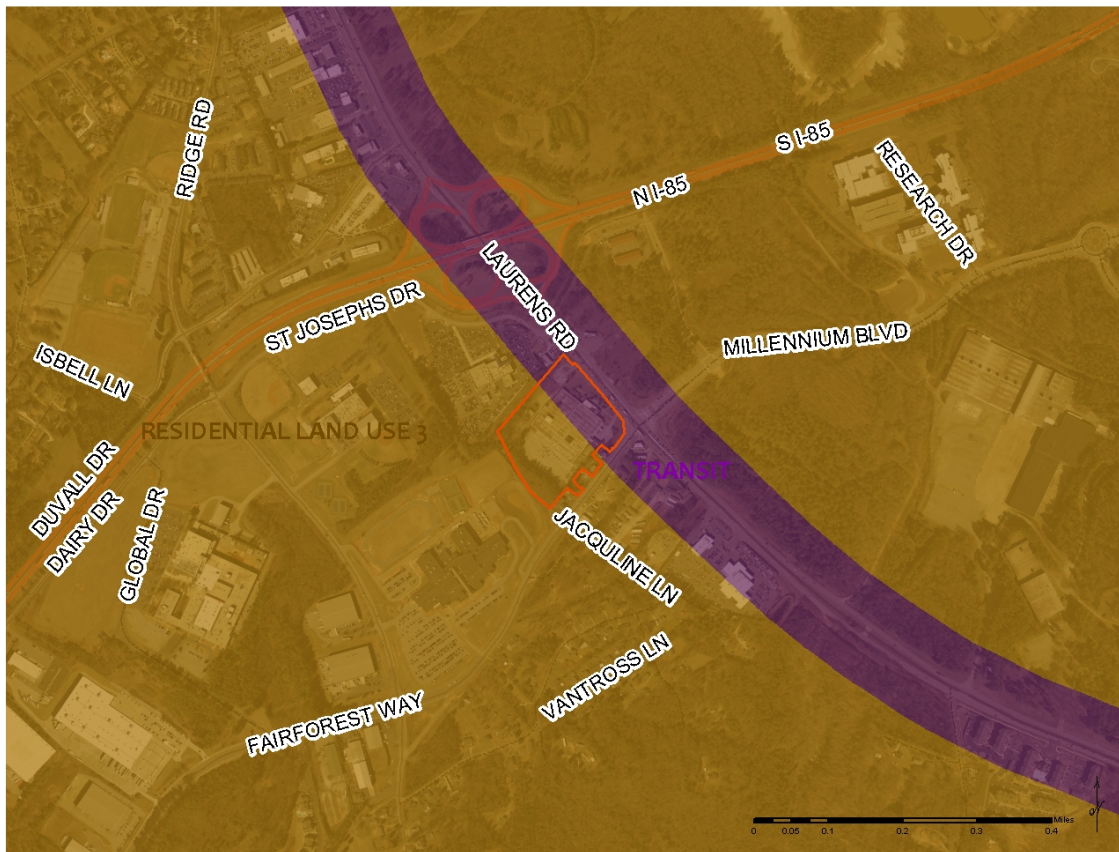
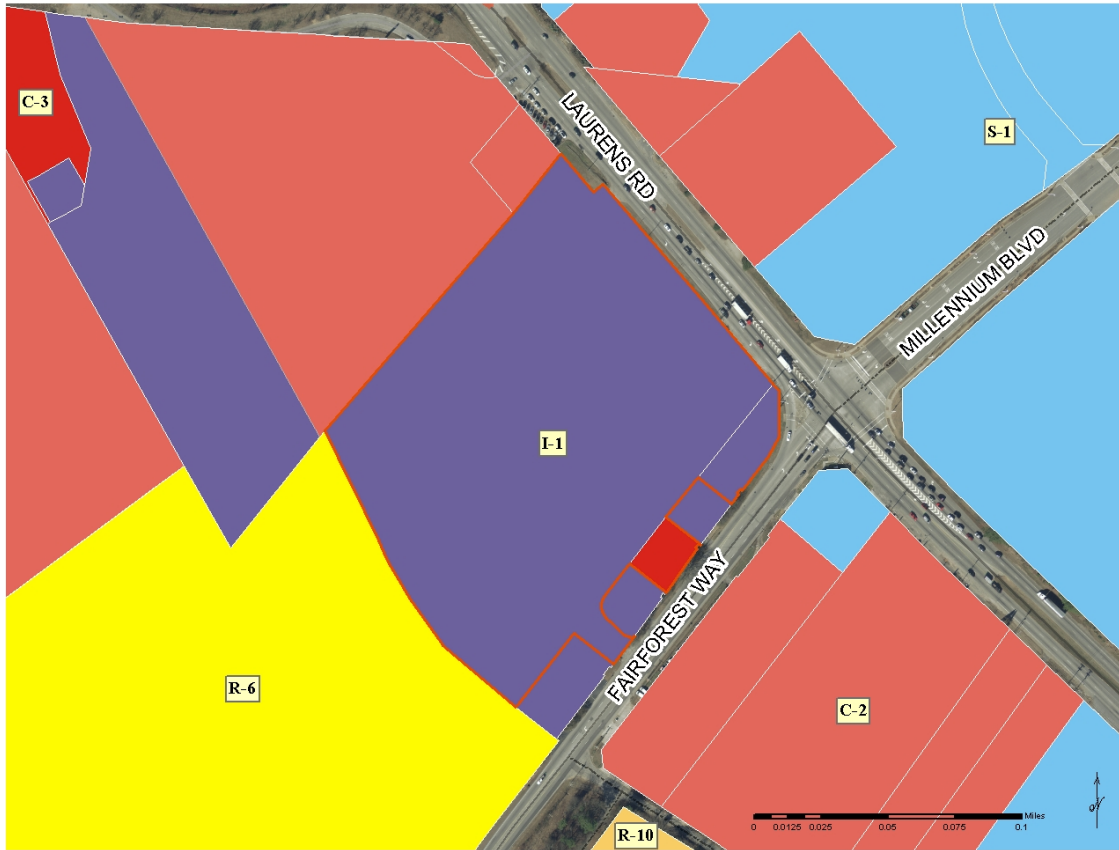
Based on these reasons, staff recommends approval of the amended request for C-3, Commercial. The Planning Commission recommended approval if amended to C-3.



Aerial Photography, 2014



Zoning Map



Future Land Use Map