

Zoning Docket from August 15, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-45	Allan S. Hill for Said I. Makhtoub 610 Gordon Street Extension 0230000300500 C-1, Commercial to C-3, Commercial	25	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 15, 2016 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Rezone to allow cars to be parked and worked on • Wants to park cars along the front of the property <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel is 0.29 acres of property located on Gordon Street Extension approximately 0.4 miles northeast of the intersection of White Horse Road and New Easley Highway. The parcel has approximately 75 feet of frontage along Gordon Street Extension.</p> <p>The requested C-3, Commercial zoning is intended to be located in non-residentially zoned areas and allows for more intense uses along major thoroughfares. The current C-1, Commercial provides a more appropriate transition to the residential neighborhood to the east. The subject parcel is surrounded by single-family residences to the north, south and east of the site. Introducing C-3, Commercial zoning into this location will introduce potentially incompatible uses in close proximity to residential area.</p> <p>The parcel is currently being used as a car lot, and is a part of a code enforcement complaint. The site is currently in violation of the zoning ordinance for a use not permitted.</p> <p>The applicant states the proposed land use is for a car lot expansion.</p> <p>It is staff's opinion that the requested C-3, Commercial zoning would be incompatible with the adjacent residential properties to the east and across Gordon Street Extension, and further commercialization of this area would be detrimental to the established residential areas.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-45

APPLICANT: Allan S. Hill for Said I. Makhtoub

PROPERTY LOCATION: 610 Gordon Street Extension

PIN/TMS#(s): 0230000300500

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.29

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A. There was a successful rezoning to C-1, Commercial in 1987, CZ-1987-101.

EXISTING LAND USE: used car sales lot

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	R-7.5	single-family residential
South	R-7.5	single-family residential
West	C-2	used car sales lot

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.

ROADS: Gordon Street Extension: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Faris Road	2,700' S	15,700	14,100 -10.2%	13,300 -5.7%

SUMMARY:

The subject parcel is 0.29 acres of property located on Gordon Street Extension approximately 0.4 miles northeast of the intersection of White Horse Road and New Easley Highway. The parcel has approximately 75 feet of frontage along Gordon Street Extension.

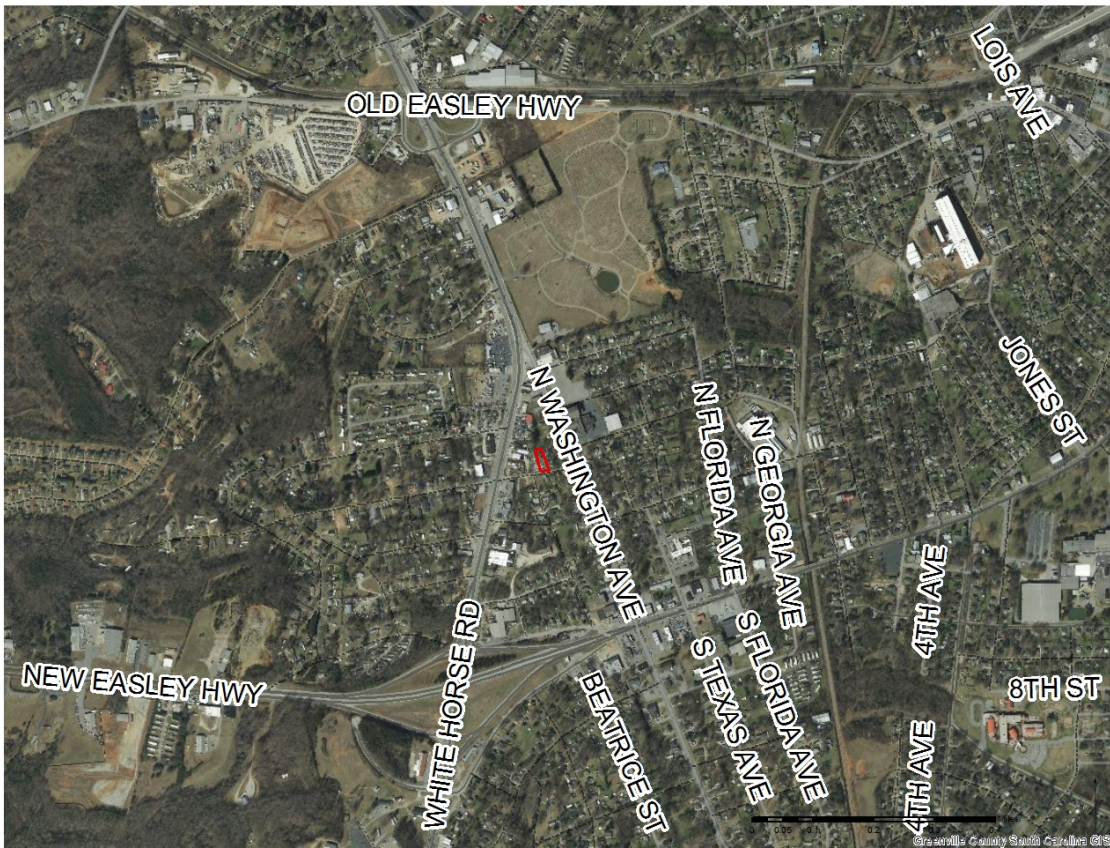
The requested C-3, Commercial zoning is intended to be located in non-residentially zoned areas and allows for more intense uses along major thoroughfares. The current C-1, Commercial provides a more appropriate transition to the residential neighborhood to the east. The subject parcel is surrounded by single-family residences to the north, south and east of the site. Introducing C-3, Commercial zoning into this location will introduce potentially incompatible uses in close proximity to residential area.

The parcel is currently being used as a car lot, and is a part of a code enforcement complaint. The site is currently in violation of the zoning ordinance for a use not permitted.

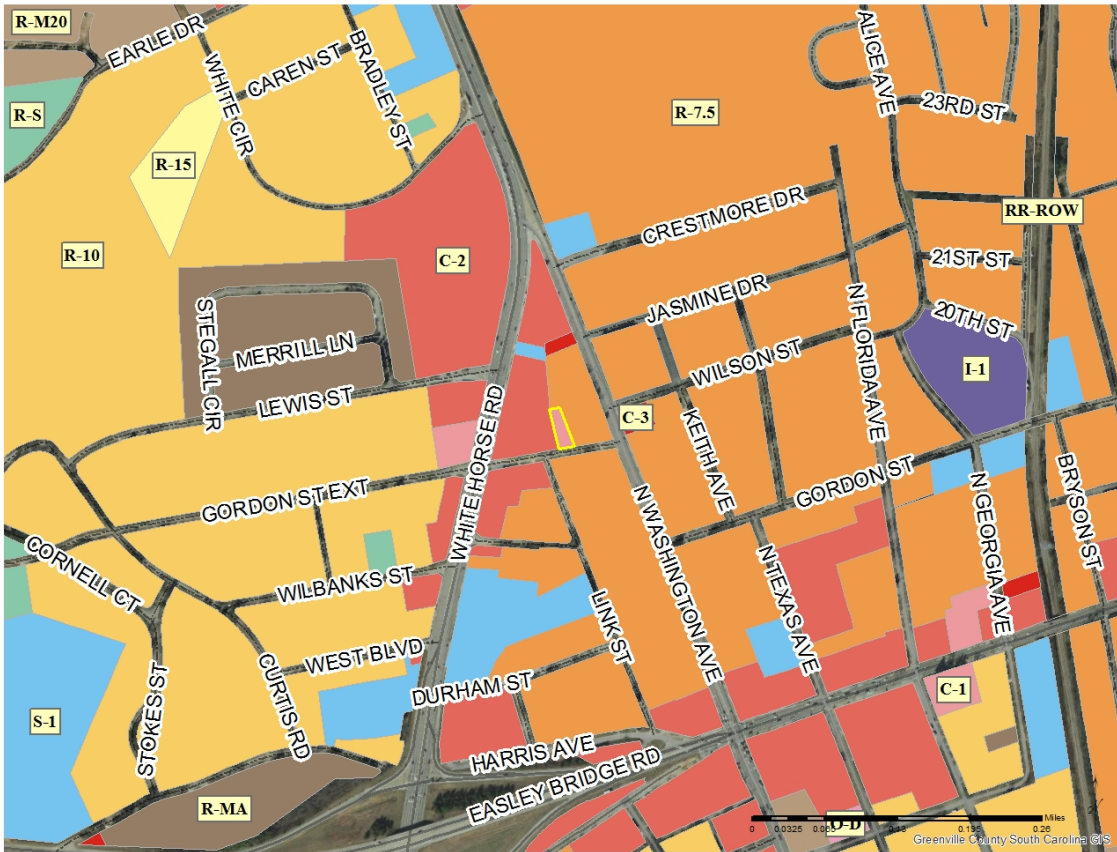
CONCLUSION:

It is staff's opinion that the requested C-3, Commercial zoning would be incompatible with the adjacent residential properties to the east and across Gordon Street Extension, and further commercialization of this area would be detrimental to the established residential areas.

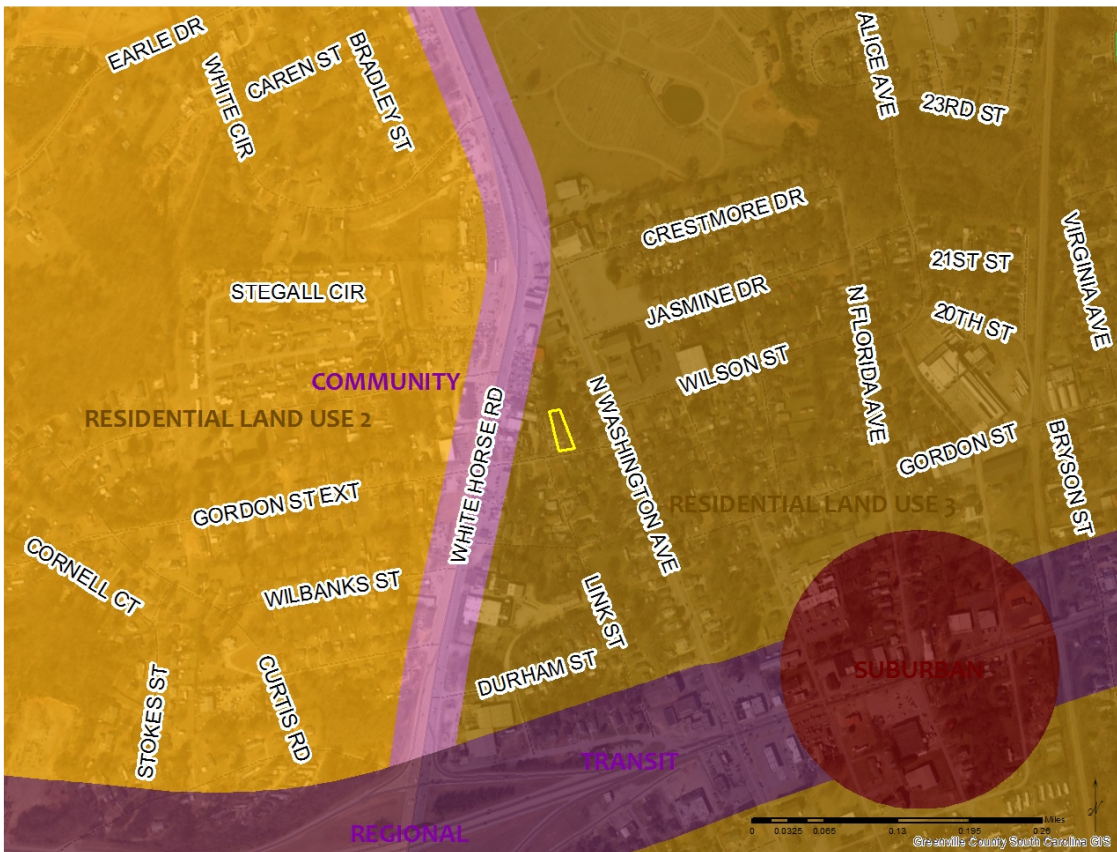
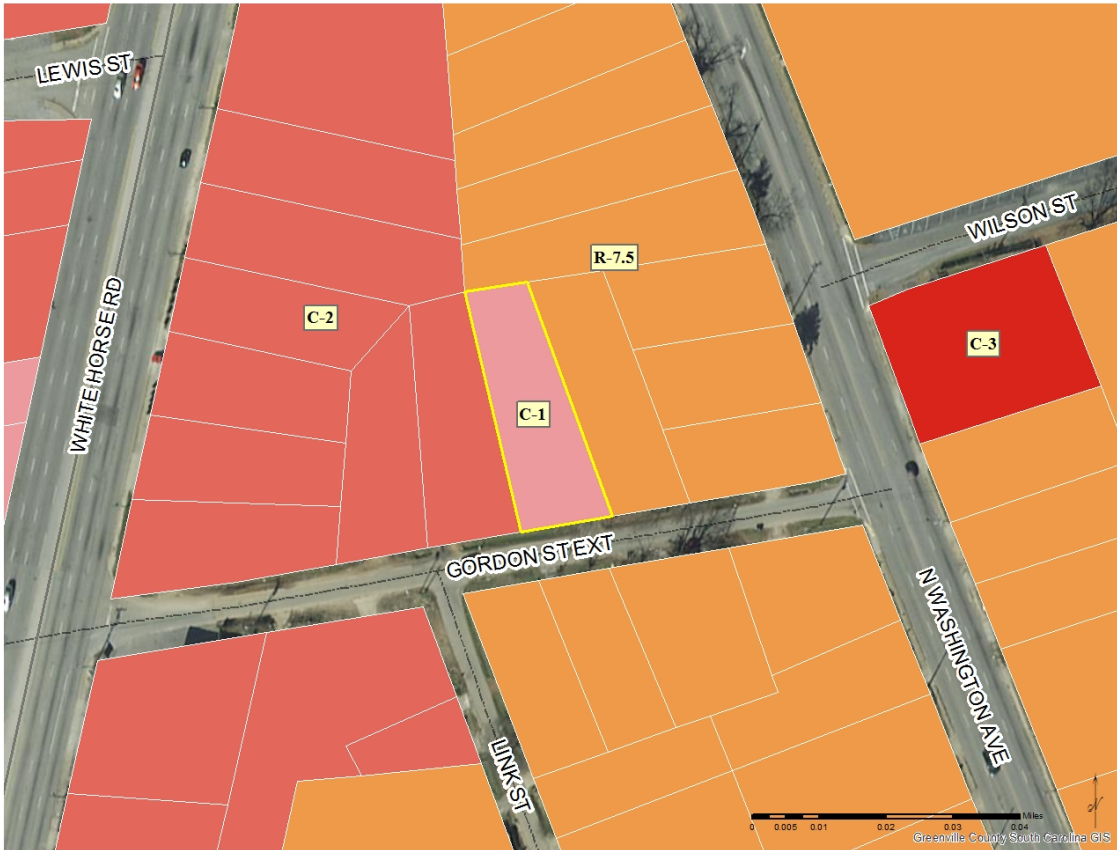
Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.



Aerial Photography, 2016



Zoning Map



Future Land Use Map