

**ZONING DOCKETS FROM JANUARY 22, 2014 GCPC MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2014-1</b>	Ameen Aljaouni 18 Fairforest Way C-1 to I-1 M010020100302	24	Approval	Approval		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 13, 2014 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p>					Petition/Letter  For - None  Against - None
<b>Staff Report</b>	<p>The subject property is commercially-zoned and is being utilized as a storage lot for automobiles. The storage of automobiles is not allowed in the C-3 district; therefore, the applicant is requesting to rezone the property to I-1 so that the use would be lawfully permitted. It is believed the vehicles stored on this parcel are associated with the property owner's car dealership located off-site (at 2820 Laurens Road). The parcel was originally zoned I-1 prior to being rezoned to C-3 in 2001.</p> <p>With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the I-1 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. The Residential Land Use 3 future land use classification is inconsistent with both the C-3 and I-1 districts. However, it should be noted that the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-3 district to the I-1 district.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2014-1

**APPLICANT:** Ameen Aljaouni

**PROPERTY LOCATION:** 18 Fairforest Way

**PIN/TMS#(s):** M010020100302

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

**REQUESTED ZONING:** I-1, Industrial

**ACREAGE:** 0.45-acre

**COUNCIL DISTRICT:** 24 – Seman

**ZONING HISTORY:** The parcel was originally zoned I-1 in May of 1971 (Area 2) and later rezoned to C-3 in June 2001 (CZ-2001-41).

**EXISTING LAND USE:** Undeveloped

**AREA CHARACTERISTICS:**

	Zoning	Land Use
North	C-3	Single family dwelling
East	C-2	Right-of-way for Fairforest Way (within City of Greenville); then farther east is a roofing contractor (within Greenville County)
South	I-1	Developed industrial land
West	I-1	Developed industrial land

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metropolitan Sewer Sub District - No sanitary sewer available

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

**ROADS:** Fairforest Way: 3 lane with Two Way Left Turn Lane (TWLTL) maintained by the State (SCDOT)

**TRAFFIC IMPACT:** Traffic generated from the site should remain the same. A traffic count was conducted on Fairforest Way approximately 375 feet south of the subject site. The station counted 7,600 average daily trips in 2011, representing a 2.7% change (increase) from the previous year and a 1.33% change (increase) from the last five (5) years.

## **SUMMARY**

The subject property is an undeveloped parcel of land located on Fairforest Way. The property was originally zoned I-1, but later rezoned to C-3 in 2001 (per CZ-2001-41). Last year, the property owner was cited by Code Compliance (Case Number 13-3826) for storing automobiles on-site, which is not allowed in the C-3 district. Staff understands the stored automobiles are associated with the property owner's car dealership located off-site (at 2820 Laurens Road). The applicant is requesting to rezone the subject property to I-1, presumably to utilize the parcel as the official place for the temporary storage of vehicles associated with the dealership.

The proposed zoning is C-3, a district established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents, including but not limited to the following: Commercial amusements, animal shelters, cabinet/carpentry shops, nursing care facilities, firework stands, hospitals, museums, pawn shops, recording studios, and sign manufacturing. The C-3 district also allows single-family and multifamily residential as conditional uses.

The I-1 district was established as a district for manufacturing plants, assembly plants, and warehouses. The following are examples of permitted uses, including but not limited to the following: Junkyards with special exception, group industrial development, and industrial uses.

## **CONCLUSION**

The subject property is commercially-zoned and is being utilized as a storage lot for automobiles. The storage of automobiles is not allowed in the C-3 district; therefore, the applicant is requesting to rezone the property to I-1 so that the use would be lawfully permitted. It is believed the vehicles stored on this parcel are associated with the property owner's car dealership located off-site (at 2820 Laurens Road). The parcel was originally zoned I-1 prior to being rezoned to C-3 in 2001.

With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the I-1 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. The Residential Land Use 3 future land use classification is inconsistent with both the C-3 and I-1 districts. However, it should be noted that the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-3 district to the I-1 district. The Planning Commission recommends approval of the request.

