

Zoning Docket from January 28, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-03	April Breton for General Funding, Inc. 177 Fairforest Way M011020203203 0.52 acres R-10 to C-3	25	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 12, 2015 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against</u> None</p>					<p>Petition/Letter For: None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is a vacant parcel of land located at 177 Fairforest Way with approximately 85 feet of road frontage on Fairforest Way. The property is currently zoned R-10 (Single Family Residential); this application is requesting to rezone to C-3 (Commercial). The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-03

APPLICANT: April Breton for General Funding, Inc.

PROPERTY LOCATION: 177 Fairforest Way

PIN/TMS#(s): M011020203203

EXISTING ZONING: R-10, Single Family Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.52

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was zoned R-10, Single-Family Residential in May 1971 as part of Area 2.

EXISTING LAND USE: Undeveloped

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	City of Greenville	Right of way for Fairforest Way; further north is JL Mann High School
East	R-10	Vacant
South	R-10	Single family residence
West	R-10	Vacant

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Sewer is not immediately available to this property

IMAGINE GREENVILLE: **Residential Land Use 3** - Ideal density of 6 or more units per acre

ROADS: Fairforest Way: Three-lane State-maintained minor collector (opens to five lanes west of the intersection with Ridge Road)

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
Fairforest Way	1,300' NE	7,500	7,600 (1%)	7,600 (1%)

SUMMARY:

The subject property is a vacant parcel of land located at 177 Fairforest Way with approximately 85 feet of road frontage on Fairforest Way. The property is currently zoned R-10 (Single Family Residential); this application is requesting to rezone to C-3 (Commercial). The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

The applicant did not list a proposed use on the application.

CONCLUSION:

It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The subject is nearly a half mile from the nearest commercial corridor (Laurens Road) within an area designated for future residential growth. In addition to the school, surrounding uses include only single family residential (R-10). Furthermore, this site is located in the middle of a block that is residential use instead of a more commercially conducive corner lot. Based on these reasons, staff recommends denial of the application to rezone from the R-10 district to the C-3 district.

STAFF RECOMMENDATION: Denial

