

Zoning Docket from March 25, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-21	Dave Davis for Greenville County School District 104 Farris Bridge Road B007000100100 O-D to C-1 3.96 acres	19	Denial	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ol style="list-style-type: none"> a) Request changing OD to C-1 for purposed of 3 building development for commercial use. One site for national auto parts store, one site for restaurant, and site three is still unknown commercial. Competitors are already in area. b) Applicant submitted site plan copies, picture of sidewalks, and letter of support from school board. c) Site plan includes Berea Area signs, monument bench represented old Berea school, buffers, storm water, parking, sidewalks, etc. d) School district trying to dispose of old Berea School site for 6 years. e) Rehabilitation of school is not cost affective due to asbestos removal. 2) School district representative spoke in favor of the project stating that not financially feasible for old Berea School be rehabilitated. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Several residents presented the same or similar comments concerning the proposed rezoning. Submitted a petition consisting of 276 names against the project. <ol style="list-style-type: none"> a) Numerous vacant commercial buildings in area. b) Business competitors are already present in area. c) Need more local run business as opposed to national brands. d) Fast food restaurants are already present in area. e) Would like to see Berea School used as community center or park or office space. 					<p>Petition/Letter For: 2</p> <p>Against: 4</p>
Staff Report	<p>The subject property is a 3.96 acre parcel developed property formerly school building property located at the intersection of Farris Bridge Road with 277.5 feet of frontage and 697.1 feet of frontage on Sulphur Springs Road.</p> <p>The subject parcel is zoned O-D, Office District this application is requesting to rezone to C-1, Commercial. The O-D, district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities. The requested rezoning change is to C-1 Commercial. This district is established to provide commercial establishments for the convenience of local residents.</p> <p>The proposed land use was not listed on the application.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-21

APPLICANT: Dave Davis for Greenville County School District

PROPERTY LOCATION: 104 Farris Bridge Road

PIN/TMS#(s): B007000100100

EXISTING ZONING: O-D, Office District

REQUESTED ZONING: C-1, Commercial

ACREAGE: 3.96

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The parcel was originally zoned C-2, Commercial, in April 1972 as part of Area 3.

EXISTING LAND USE: Vacant school complex

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North, West	O-D	Vacant
East	C-2	Vacant Residential, Automotive Repair, Berea Plaza
South	C-2	Bank, Tire Store

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The Imagine Greenville Future Land Use Map shows the site within a *Community Corridor* (Farris Bridge Road) which prescribes a near-balance of residential and non-residential uses and the form and function is markedly different from the Neighborhood Corridor. Intensity of traffic, speed, and use is greater in a Community Corridor. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

In addition, the Imagine Greenville Future Land Use Map shows the site within *Residential Land Use 3* which prescribes an ideal residential density of 6 or more units per acre. Furthermore, this property is within the boundary of the

Northwest Area Plan, which was mainly focused on codes enforcement, roadways, and branding.

ROADS: Farris Bridge Road: Urban Minor Arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Farris Bridge Road	1400' NW	12,900	13,100 +1.5%	13,000 +0.77%

SUMMARY:

The subject property is a 3.96 acre parcel which served as the Berea School in the past. The site is located at the northwest corner of the intersection of Farris Bridge Road with 277.5 feet of frontage and Sulphur Springs Road with 697.1 feet of frontage.

The subject parcel is currently zoned O-D, Office District, and this application requests to rezone the subject site to C-1, Commercial. The O-D, district is established to provide for office uses including the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities. The requested zoning C-1, Commercial, is established to provide commercial establishments for the convenience of local residents.

The application does not include a proposed use.

CONCLUSION:

It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The subject site is located between two significant, established commercial intersections on Farris Bridge Road: White Horse Road and the Sulphur Springs/ Hunts Bridge Road intersections. Both of these intersections have significant existing capacity and infrastructure to grow commercial opportunities without expanding to outside locations. Based on these reasons, staff recommends denial of the application to rezone from the O-D, Office District to C-1, Commercial.



Please note, the star represents the location of rezoning case CZ-2015-17.



