

**Zoning Docket from February 19, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-13	Russell B. Poole for David Hartness 1202 Fairview Road 0567010101600 C-1, Commercial to S-1, Services	26	Denial	Denial 02-28-18		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 19, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Purchaser wants to put a pool company here</li> <li>• Inside and outdoor display with a little retail</li> <li>• Intends to parking equipment vehicles on site</li> <li>• This property has been vacant for years</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
<b>Staff Report</b>	<p>The subject parcel zoned C-1, Commercial, is 3 acres of property located on Fairview Road approximately 0.75 miles north of the intersection of Fairview Road and Highway 418. The parcel has approximately 370 feet of frontage along Jenkins Bridge Road and 530 feet of frontage along Fairview Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for a swimming pool dealership.</p> <p>There is vacant retail and Cane Brake Fire Station located on this parcel. Single-family residences are present to the north, south and west of the subject site. There is a restaurant to the north and vacant land zoned S-1, Services to the east that is not being utilized for its current zoning. The current zoning of C-1, Commercial is a more appropriate zoning for this parcel; S-1 would allow outdoor storage, which is not with keeping with rural character. Staff believes maintaining the current zoning would better serve a predominantly single-family residential community throughout the surrounding area.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2018-13

**APPLICANT:** Russell B. Poole for David Hartness

**PROPERTY LOCATION:** 1202 Fairview Road

**PIN/TMS#(s):** 0567010101600

**EXISTING ZONING:** C-1, Commercial

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 3

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** The parcel was originally zoned C-1, Commercial in December 1994, as part of Area 10.

**EXISTING LAND USE:** fire station and vacant retail

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1 and R-S	restaurant and single-family residential
East	S-1	vacant land
South	R-S	single-family residential
West	R-S	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Rural Land Use2* which prescribes 1 unit per 3 acres.

**ROADS:** Fairview Road: two-lane State-maintained minor collector  
Jenkins Bridge Road: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Fairview Road	2,470' S	8,900	7,100 -20.2%	9,500 33.8%

**SUMMARY:**

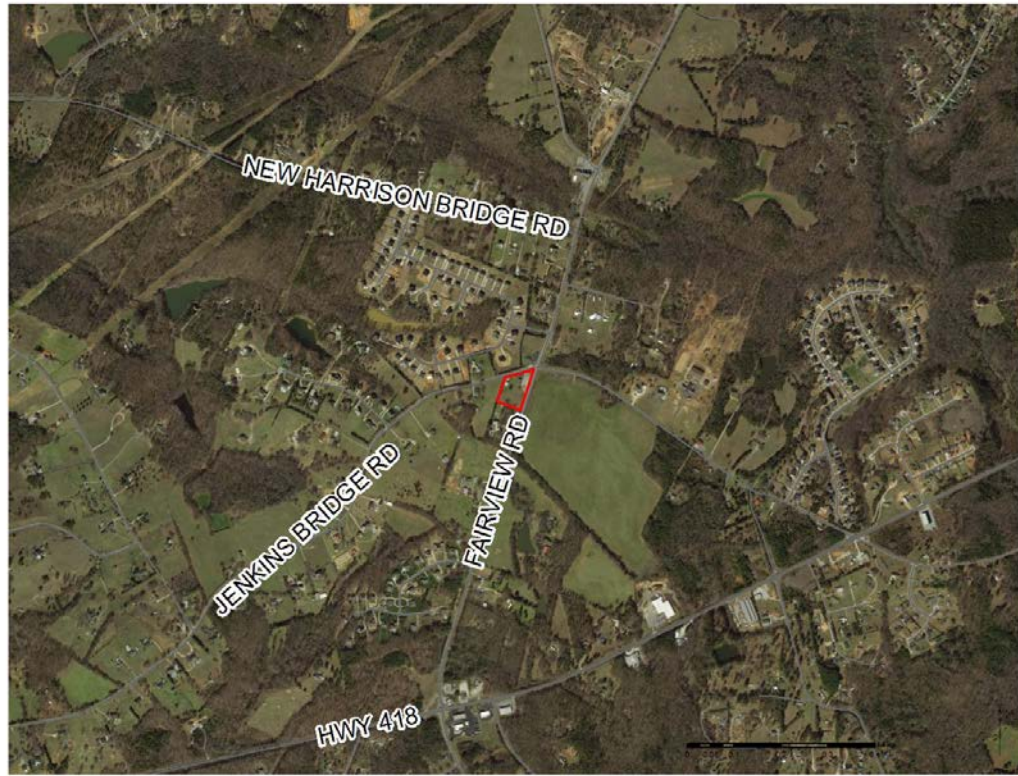
The subject parcel zoned C-1, Commercial, is 3 acres of property located on Fairview Road approximately 0.75 miles north of the intersection of Fairview Road and Highway 418. The parcel has approximately 370 feet of frontage along Jenkins Bridge Road and 530 feet of frontage along Fairview Road. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for a swimming pool dealership.

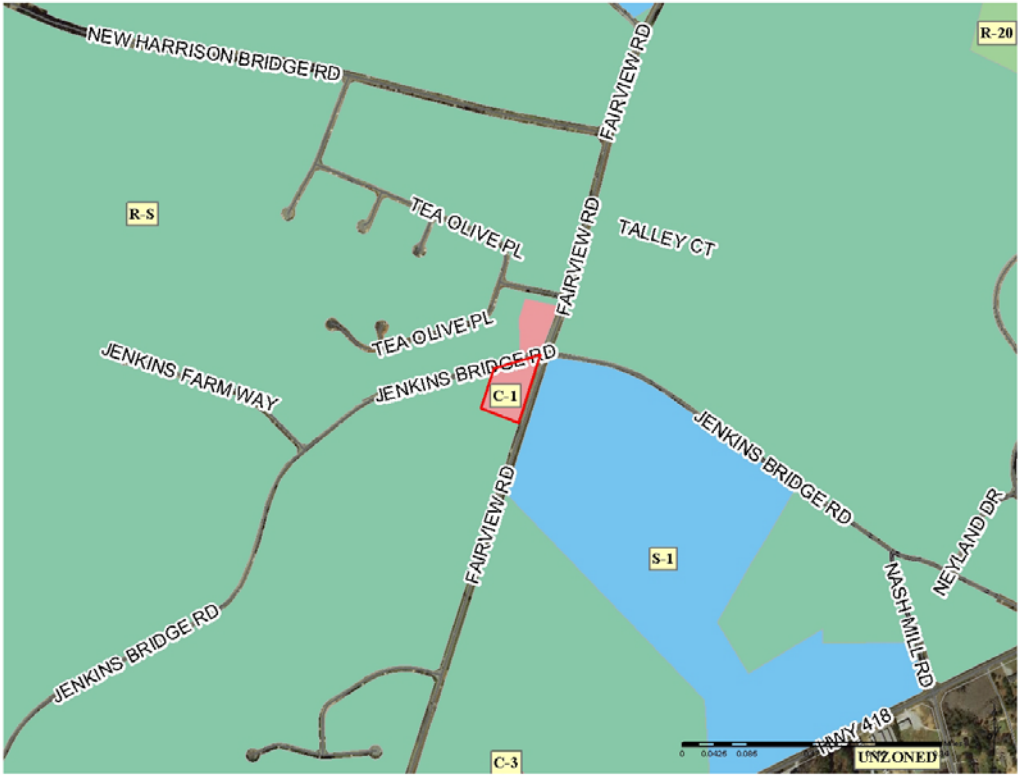
**CONCLUSION:**

There is vacant retail and Cane Brake Fire Station located on this parcel. Single-family residences are present to the north, south and west of the subject site. There is a restaurant to the north and vacant land zoned S-1, Services to the east that is not being utilized for its current zoning. The current zoning of C-1, Commercial is a more appropriate zoning for this parcel; S-1 would allow outdoor storage, which is not with keeping with rural character. Staff believes maintaining the current zoning would better serve a predominantly single-family residential community throughout the surrounding area.

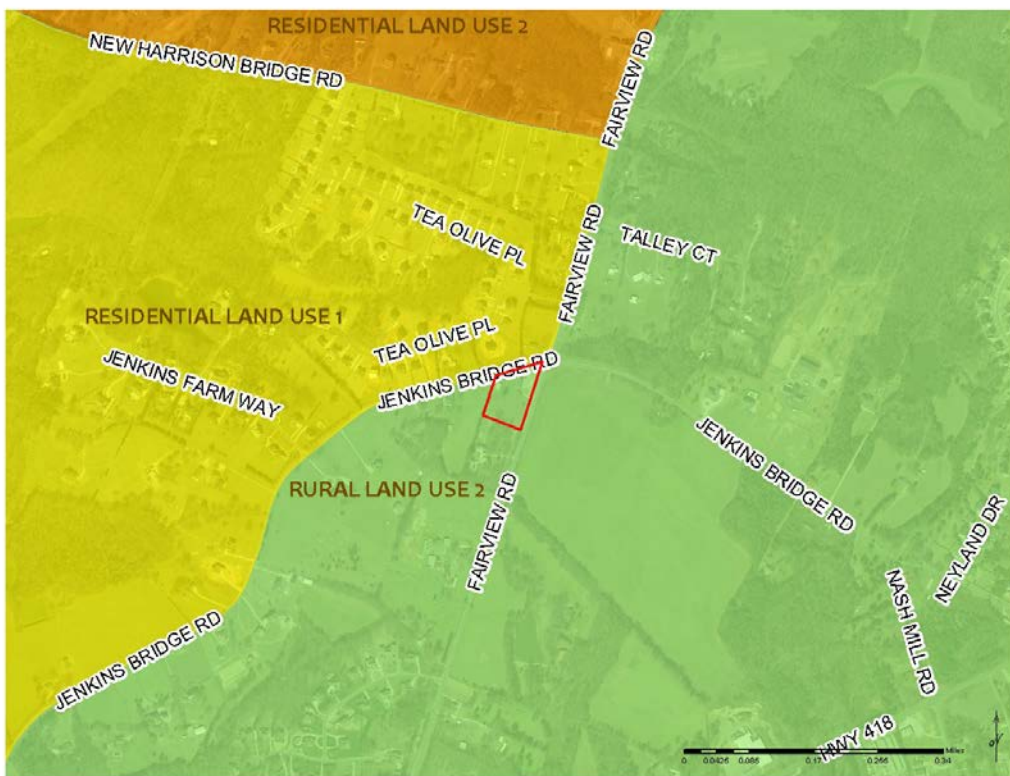
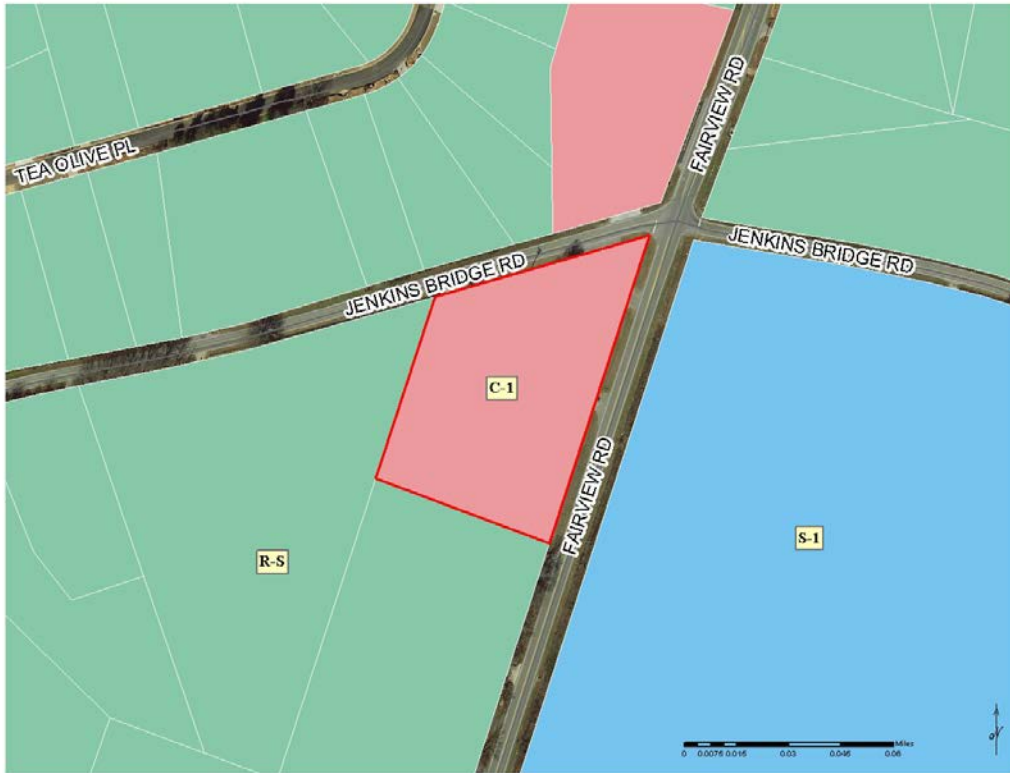
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.



Aerial Photography, 2017



Zoning Map



Future Land Use Map