

**Zoning Docket from March 18, 2019 Public Hearing**

| Docket Number   | Applicant  | CC DIST. | STAFF REC. | GCPC REC.         | P&D REC. | COUNCIL ACTION  |
|-----------------|--|----------|------------|-------------------|----------|---|
| CZ-2019-21      | Amil M. Rafkah for Crazy Auto Sales GSP, LLC<br>504 Jones Avenue<br>G006000101600<br>R-12, Single-Family Residential to S-1, Services  | 18       | Denial     | Denial<br>3/27/19 |          |   |
| Public Comments | <p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2019 were:</b></p> <p><u>Speakers For:</u><br/>1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to extend his business with adjacent commercial lot</li> <li>• Currently owns a car sales lot next to property</li> </ul> <p><u>Speakers Against:</u><br/>None</p> <p><b>List of meetings with staff:</b> None</p>   |          |            |                   |          | <p><b>Petition/Letter For:</b><br/>None</p> <p><b>Against:</b><br/>1 Letter</p> |
| Staff Report    | <p><b>ANALYSIS:</b><br/>The subject parcel is located on Jones Avenue, but is also located approximately 150 feet northeast of South Buncombe Road. There have been previous code violations on this site ranging from the selling of cars, the storage of wrecked vehicles and most recently for trash, rubbish and debris along with living in a camper. This property is also surrounded on approximately three sides by parcels in the City of Greer. Public transit is not available in this area.</p> <p><b>SUMMARY:</b><br/>The subject parcel zoned R-12, Single-family Residential is 0.34 acres of property located on Jones Avenue approximately 0.3 miles northeast of the intersection of Brushy Creek Road and South Buncombe Road. The parcel has approximately 107 feet of frontage along Jones Avenue. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for an automobile/vehicle damage and repair service with wrecker service.</p> <p><b>CONCLUSION:</b><br/>The subject site is located near the intersection South Buncombe Road and Hood Road. This intersection is mainly made up of commercial uses such as the automobile sales lot, convenience store and gas station and vacant land across the street that are all zoned Commercial. As you continue down Jones Avenue you see a transition to apartments such as the R-M2, Multifamily Residential (City of Greer) apartments that are to the north and the single-family residence (Greenville County) zoned R-12 to the south. A request to S-1, Services would allow for a more intense use on the subject site than the surrounding properties. Staff believes a commercial zoning would be more appropriate for this parcel since it is surrounded by commercial on three sides. Staff is of the opinion the request to rezone to S-1, Services is not appropriate based on the surrounding commercial zoning and land uses.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p> |          |            |                   |          |   |

**DOCKET NUMBER:** CZ-2019-21

**APPLICANT:** Amil M. Rafkah for Crazy Auto Sales GSP, LLC

**PROPERTY LOCATION:** 504 Jones Avenue

**PIN/TMS#(s):** G006000101600

**EXISTING ZONING:** R-12, Single-Family Residential

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

**ACREAGE:** 0.34

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-12, Single-Family Residential in May 1970, as part of Area 1.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

| Direction | Zoning       | Land Use  |
|-----------|--------------|---|
| North     | R-M2         | Apartments (City of Greer)                                |
| East      | C-3          | automobile sales (City of Greer)                          |
| South     | C-3 and R-12 | single-family residential and vacant land (City of Greer) |
| West      | C-2          | automobile sales  |

**WATER AVAILABILITY:** Greer CPW

**SEWER AVAILABILITY:** Septic

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

**ROADS:** Jones Avenue: two-lane State-maintained local road.

**TRAFFIC:**

| Location of Traffic Count | Distance to Site | 2011  | 2014            | 2017           |
|---------------------------|------------------|-------|-----------------|----------------|
| Jones Avenue              | 1,860' NE        | 3,200 | 2,600<br>-18.8% | 3,500<br>34.6% |

**ANALYSIS:**

The subject parcel is located on Jones Avenue, but is also located approximately 150 feet northeast of South Buncombe Road. There have been previous code violations on this site ranging from the selling of cars, the storage of wrecked vehicles and most recently for trash, rubbish and debris along with living in a camper. This property is also surrounded on approximately three sides by parcels in the City of Greer. Public transit is not available in this area.

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Brushy Creek Road and South Buncombe Road. The parcel has approximately 107 feet of frontage along Jones Avenue. The applicant is requesting to rezone the property to S-1, Services.

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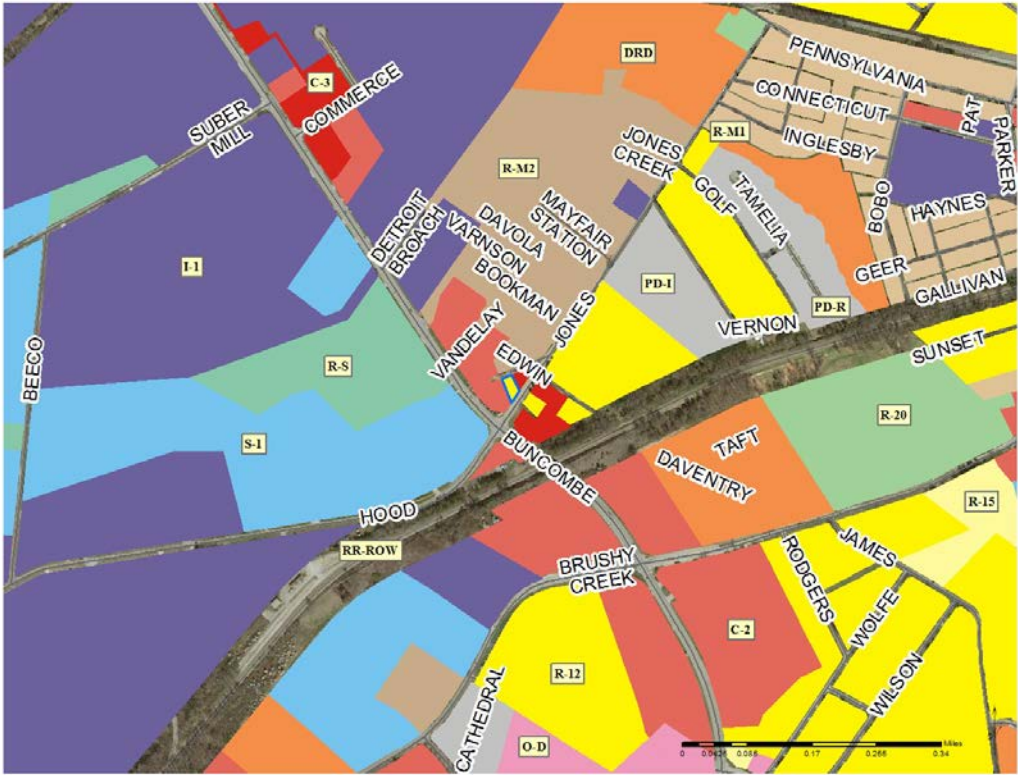
**CONCLUSION:**

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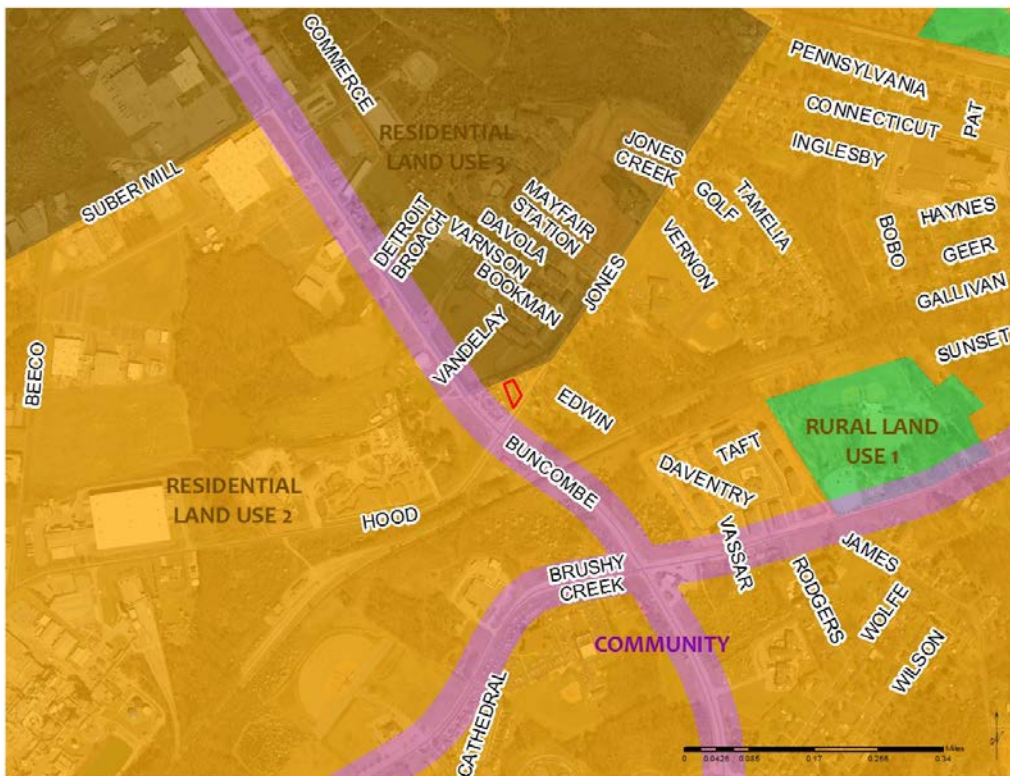
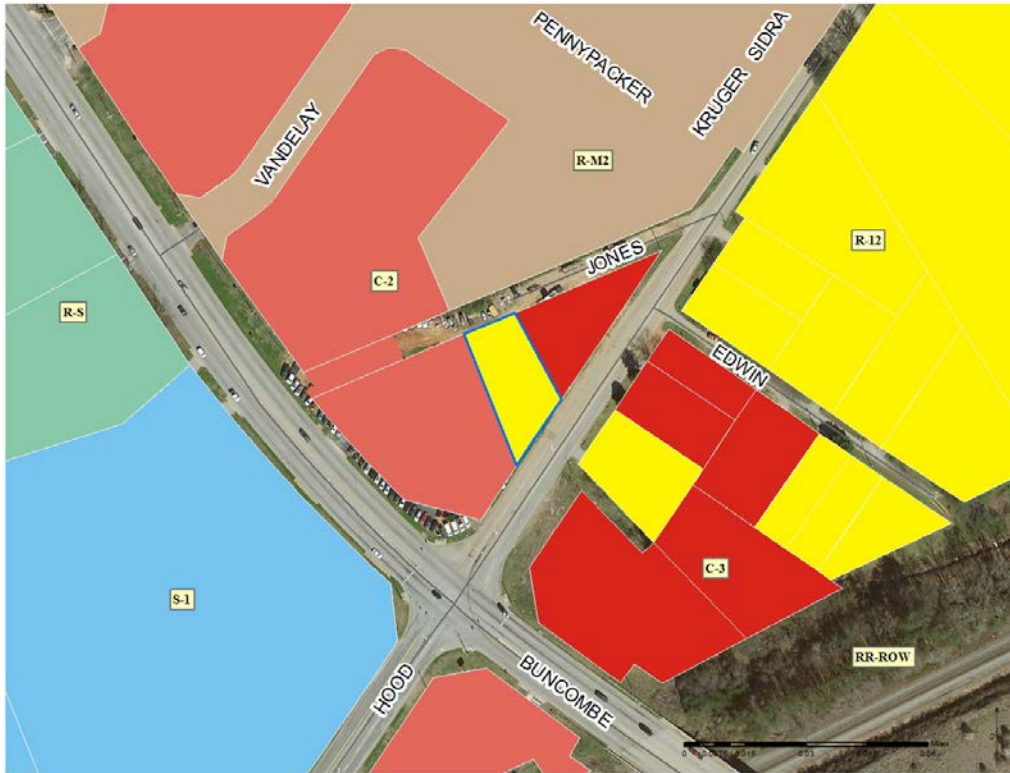
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Aerial Photography, 2018



Zoning Map



Future Land Use Map