

Zoning Docket from October 14, 2019 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|------------------------|---|----------|------------|----------------------|----------|---|
| CZ-2019-72 | Yash Patel for Yadhi Properties, LLC 1101 Green Avenue 0108000100103 C-1, Commercial to C-2, Commercial | 23 | Denial | Approval 10-23-19 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Has a tenant operating the convenience store already • Says local residents want a liquor store because nearby liquor store is closing soon • Would be an ABC store • The building is already in place <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Says Green Avenue is a good street and is getting better • People are trying to improve this neighborhood • A liquor store is not a positive addition to this area <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter</p> <p><u>For:</u> 35 Petitions</p> <p><u>Against:</u> None</p> |
| Staff Report | <p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan, designated as a <i>Suburban Community Center</i>. <i>Suburban Community Centers</i> are centrally located within a neighborhood and designed to serve the surrounding residents for daily uses. These centers are characterized by small-scale, convenience-oriented retail and services such as locally-owned stores, restaurants, drug stores, barber shops, and daycare facilities, servicing medium to high density residential. Floodplain is present on this parcel. There is no public transportation located in this area. Additionally sidewalks are not present.</p> <p>The previous rezoning request, CZ-2013-039 was amended from C-2 to C-1, Commercial on October 15, 2013 after being held at Second Reading. The proposed use was also amended by the applicant from convenience store and liquor store to retail and convenience store only.</p> <p>SUMMARY:</p> <p>The subject parcel zoned C-1, Commercial is 1.18 acres of property located on Green Avenue approximately 0.9 miles northeast of the intersection of Henrydale Avenue and Mills Avenue. The parcel has approximately 200 feet of frontage along Green Avenue and approximately 510 feet of frontage along Chestnut Street. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states the proposed land use is for a liquor store.</p> <p>CONCLUSION:</p> <p>The subject site is surrounded by single-family residential zoning. The site is also located in an area with mainly single-family residential land uses. Staff is of the opinion the existing zoning is appropriate for this area. Staff believes that rezoning to C-2, Commercial could allow uses that would not be appropriate for a residential area. While the subject site is located in a Suburban Community</p> | | | | | |

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| | <p>Center, the center recommends locally-owned stores, restaurants and shops to serve resident's daily needs. C-1, Commercial allows for these uses.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial.</p> |
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DOCKET NUMBER: CZ-2019-72

APPLICANT: Yash Patel for Yadhi Properties, LLC

PROPERTY LOCATION: 1101 Green Avenue

PIN/TMS#(s): 0108000100103

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-2, Commercial

ACREAGE: 1.18

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned S-1, Services in June 1973, as part of Area 4A. There was a successful C-1, Commercial rezoning request in 2013, CZ-2013-039.

EXISTING LAND USE: convenience store and gas station

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|---------------|---|
| North | R-7.5 and C-2 | single-family residential and vacant commercial |
| East | R-10 | vacant land |
| South | PD | vacant land |
| West | R-7.5 | single-family residential and vacant land |

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Suburban Community Center*.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

| | Zoning | Zoning Density | Acres | Total Units |
|-----------|--------|----------------|-------|-------------|
| Current | C-1 | 12 units/acre | 1.18 | 14 units |
| Requested | C-2 | 16 units/acre | | 18 units |

A successful rezoning may add up to 4 dwelling units.

ROADS: Green Avenue: two-lane State-maintained minor collector.
Chestnut Street: two-lane County-maintained local.

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|--|------------------|-------|-----------------|---------------|
| Old Grove Road / Allen Street / Green Avenue | 1,340' NE | 1,900 | 2,200 +15.8% | 1,650 -25% |

ANALYSIS:

The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Suburban Community Center*. *Suburban Community Centers* are centrally located within a neighborhood and designed to serve the surrounding residents for daily uses. These centers are characterized by small-scale, convenience-oriented retail and services such as locally-owned stores, restaurants, drug stores, barber shops, and daycare facilities, servicing medium to high density residential. Floodplain is present on this parcel. There is no public transportation located in this area. Additionally sidewalks are not present.

The previous rezoning request, CZ-2013-039 was amended from C-2 to C-1, Commercial on October 15, 2013 after being held at Second Reading. The proposed use was also amended by the applicant from convenience store and liquor store to retail and convenience store only.

SUMMARY:

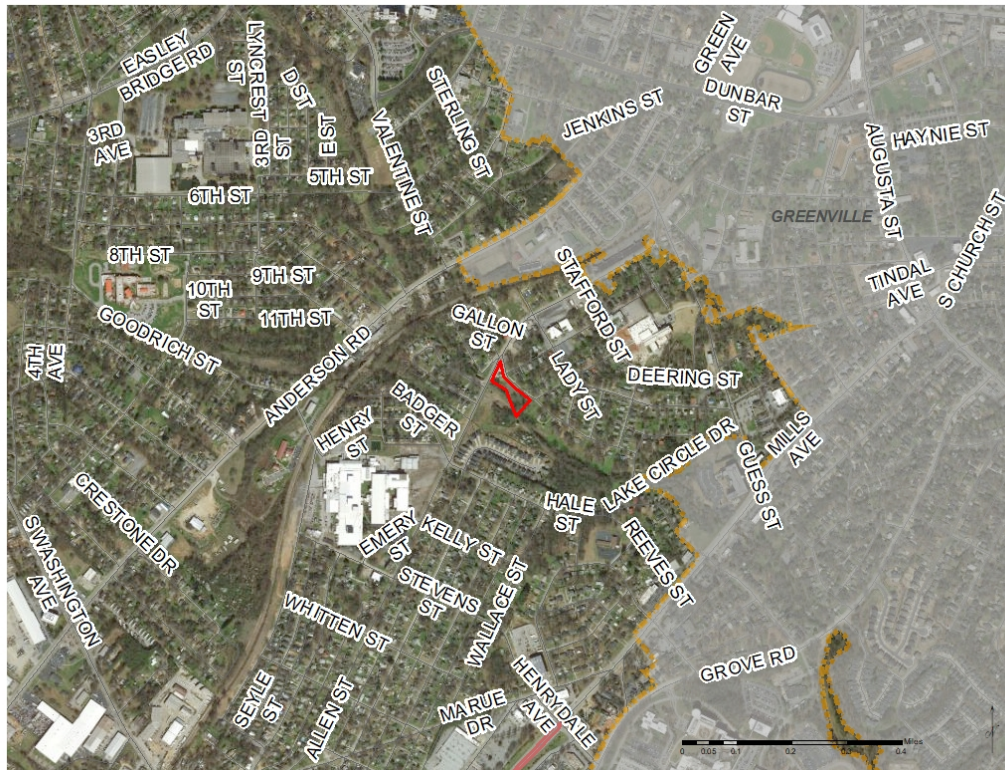
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CONCLUSION:

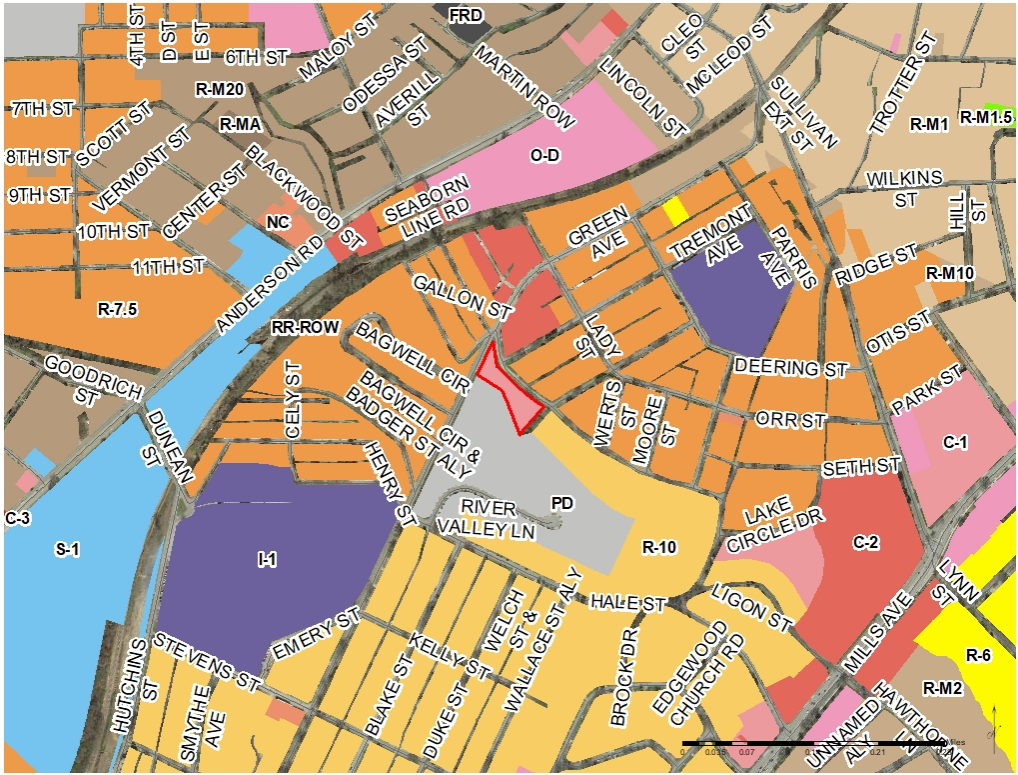
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Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial.

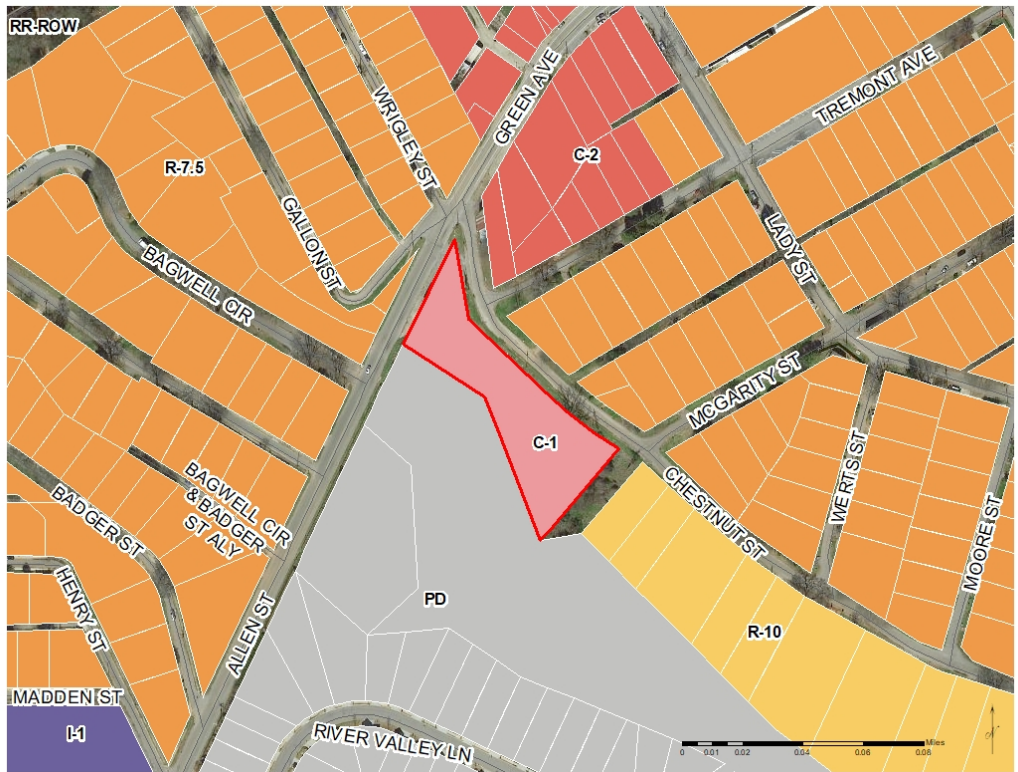


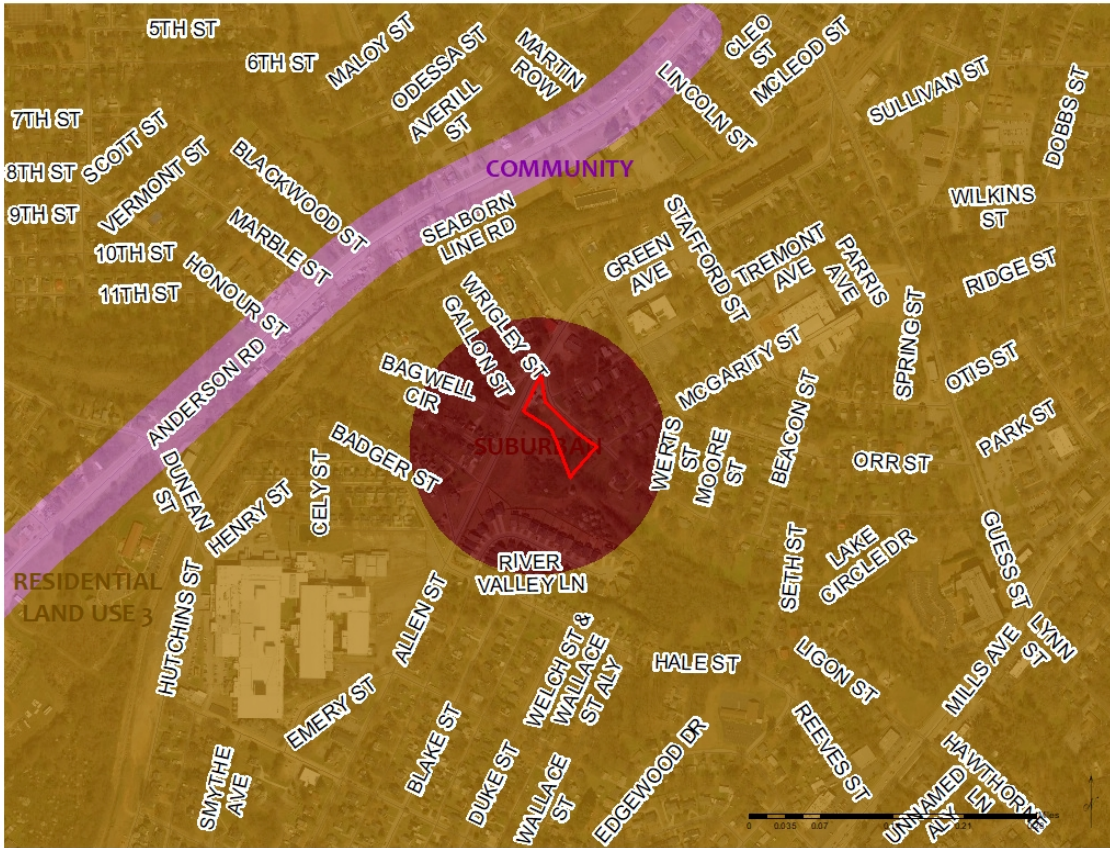
Aerial Photography, 2019





Zoning Map





Imagine Greenville, Future Land Use Map