

**ZONING DOCKETS FROM JANUARY 23, 2013 GCPC MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2012-48</b>	David Bruin 1508 Anderson Road R-M20 to S-1 0110000700600	23	D	D		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2013 were:</b></p> <p><u>Speakers For</u> (1) None</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter  For –  Against –
<b>Staff Report</b>	<p>The site is currently occupied by two single-family residences. A contractor's storage yard was added to the site in violation of the zoning ordinance. The property owner was cited for the violation prompting a request to rezone the property to S-1, Services. The adjacent properties and the properties along the north side of Anderson Road in this immediate area are zoned R-M20, Multifamily Residential and are occupied by single-family residential uses. The proposed rezoning request to S-1, Services, is not consistent with the surrounding land uses and would permit uses not consistent with the residential uses on the north side of Anderson Road. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is not appropriate at this location and recommends denial of the request.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2012-48

**APPLICANT:** David Bruin for Hernan Romero

**PROPERTY LOCATION:** 1508 Anderson Road

**PIN/TMS#(s):** 0110000700600

**EXISTING ZONING:** R-M20, Multifamily Residential

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

**ACREAGE:** 0.4

**COUNCIL DISTRICT:** 23 - Norris

**ZONING HISTORY:** The subject parcel was originally zoned R-M, Multifamily Residential, in June 1973 (Area 4). There have been no rezoning requests for the subject parcel. The parcel to the west zoned C-1, Commercial, was rezoned from R-M20, Multifamily Residential to C-1, Commercial, in 2006 (CZ-2006-52). Staff, Commission, and Committee recommended approval. The parcel to the west zoned S-1 was rezoned from R-M, Multifamily Residential, to S-1, Services, in 1988 (CZ-1988-40). Staff and Commission recommended denial and Committee recommended approval.

**EXISTING LAND USE:** Two single-family residences and a concrete contractor's business (currently in violation)

**AREA CHARACTERISTICS:** Predominantly residential on the north side of Anderson Road  
North: R-M20, Multifamily Residential, single-family residential  
East: R-M20, Multifamily Residential, single-family residential  
South: S-1, Services, vacant  
West: R-M20, Multifamily Residential, single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker

**IMAGINE GREENVILLE PLAN:** Residential Land Use 3 (minimum of 6 units per acre)

**ROADS:** Anderson Road: 4-lane, SCDOT maintained with sidewalks on both sides

**TRAFFIC IMPACT:** Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested S-1, Services, district. The closest traffic count station is located approximately one-half mile to the east on Anderson Road. The 2011 traffic count was 8,200 average daily trips. Traffic volumes have decreased by approximately 16 percent over the past 5 years at this location.

**SUMMARY**

The property is zoned R-M20, Multifamily Residential, a district established to provide for varying population densities. The request is for S-1, Services, a district established to provide a transition between commercial and industrial districts by allowing commercial and service related uses.

## **CONCLUSION**

The site is currently occupied by two single-family residences. A contractor's storage yard was added to the site in violation of the zoning ordinance. The property owner was cited for the violation prompting a request to rezone the property to S-1, Services. The adjacent properties and the properties along the north side of Anderson Road in this immediate area are zoned R-M20, Multifamily Residential and are occupied by single-family residential uses. The proposed rezoning request to S-1, Services, is not consistent with the surrounding land uses and would permit uses not consistent with the residential uses on the north side of Anderson Road. Based on the aforementioned reasons, Staff is of the opinion the S-1, Services, request is not appropriate at this location and recommends denial of the request.

