

ZONING DOCKETS FROM MARCH 27, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-7	Mina Kelada 1616 Anderson Road R-M20 to C-3 0226000202001	23	D	D		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 18, 2013 were:</p> <p><u>Speakers For</u> (1) Want to rezone to allow for a car lot on site</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	<p>The site is currently occupied by a single-family residence. The adjacent properties and the properties along the north side of Anderson Road in this immediate area also are zoned R-M20, Multifamily Residential, and are occupied by single-family or two-family (duplex) residential uses. The proposed rezoning request to C-3, Commercial, permits uses that are neither consistent with nor compatible with the surrounding residential land uses.</p> <p>These are some highlighted goals from the approved Judson Plan (2012):</p> <p>GOAL: Create and implement programs to effectively increase community clean-up efforts and to identify and address code violations</p> <ol style="list-style-type: none"> 3. Create an overlay district or other regulatory method to enforce better quality design and upkeep of houses 4. Identify opportunities for aesthetically pleasing gateways, green spaces, parks, and trails throughout the community <p>As noted above, the Judson Plan approved March 2012 calls for the area to maintain the current character and uses which are primarily residential in this vicinity. Based on the aforementioned reasons, Staff is of the opinion the C-3, Commercial, request is not appropriate at this location and recommends denial of the request.</p>					

Planning Report

DOCKET NUMBER: CZ-2013-7

APPLICANT: Mina Kelada

PROPERTY LOCATION: 1616 Anderson Road

PIN/TMS#(s): 0226000202001

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.3

COUNCIL DISTRICT: 23 - Norris

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

EXISTING LAND USE: Single-Family residence

AREA CHARACTERISTICS: Predominantly residential on the north side of Anderson Road

North: R-M20, Multifamily Residential, duplex
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: Community Corridor

JUDSON PLAN: Maintain existing residential uses and character

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 C-3, Commercial, 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 C-3, Commercial, 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 a single-family residence. The adjacent properties and the properties along the north side of Anderson Road in this immediate area also are zoned R-M20, Multifamily Residential, and are occupied by single-family or two-family (duplex) residential uses. The proposed rezoning request to C-3, Commercial, permits uses that are neither consistent with nor compatible with the surrounding residential land uses.

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3. Create an overlay district or other regulatory method to enforce better quality design and upkeep of houses
4. Identify opportunities for aesthetically pleasing gateways, green spaces, parks, and trails throughout the community

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