

**Zoning Docket from November 19, 2014 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-2014-41</b>	Ahmed Abdeladl 1904 and 1908 Anderson Road 0226000801300 and 0226000801500 R-M20 to C-2	23	Denial	Denial 10-22-14  Denial 11-19-14	11/3/14 Returned to staff and Planning Commission to consider C-3 amendment by applicant	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 20, 2014 were:</b></p> <p><u>Speakers For:</u> Owner would like to establish business on property. Commercial exists on much of Anderson Road. Neighbors welcome him.</p> <p><u>Speakers Against</u> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against</u> None</p>
<b>Staff Report</b>	<p>The subject properties are two vacant parcels of land located on the north side of Anderson Road, approximately 800 feet northeast of the intersection at South Washington Road. It has approximately 175 feet of road frontage on Anderson Road. The property is currently zoned R-M20 (Multi-Family Residential); this application is requesting to rezone to C-2 (Commercial). The C-2 district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.</p> <p>The applicant has proposed a car lot/auto sales for the subject parcels.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2014-41

**APPLICANT:** Ahmed Abdeladl

**PROPERTY LOCATION:** 1904 and 1908 Anderson Road

**PIN/TMS#(s):** 0226000801300 and 0226000801500

**EXISTING ZONING:** R-M20, Multi-Family Residential

**REQUESTED ZONING:** C-2, Commercial

**ACREAGE:** 0.75

**COUNCIL DISTRICT:** 23 - Norris

**ZONING HISTORY:** The parcel was zoned R-M in June 1973 as part of Area 4A.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-M20	Single family residential
East	R-M20	Single family residential
South	R-7.5	Right of Way for Anderson Road, further south is single family residential
West	R-M20	Single family residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer District (capacity unknown)

**IMAGINE GREENVILLE:** Residential Land Use 3

**JUDSON AREA PLAN:** Established residential neighborhood

**ROADS:** Anderson Road: Five-lane State-maintained minor arterial

**TRAFFIC:**

<b>Location of Counter</b>	<b>Distance to Site</b>	<b>2007</b>	<b>2011</b>	<b>2012</b>
Anderson Road	2,600' SW	15,100	13,400 (-11%)	13,700 (-9%)

**SUMMARY:**

The subject properties are two vacant parcels of land located on the north side of Anderson Road, approximately 800 feet northeast of the intersection at South Washington Road. It has approximately 175 feet of road frontage on Anderson Road. The property is currently zoned R-M20 (Multi-Family Residential); this application is requesting to rezone to C-2 (Commercial). The C-2 district is established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile. Establishments in this district provide goods and services for the traveling public and also for the convenience of local residents.

The applicant has proposed a car lot/auto sales for the subject parcels.

**CONCLUSION:**

It is staff's opinion that commercial uses are inconsistent with the surrounding residential character of the community and future land use recommendations as established in the Judson Community Plan in 2011. Therefore, based on these reasons, staff recommends denial of the request to rezone from R-M20 to C-2, Commercial. The Planning Commission recommends denial. The Planning and Development Committee returned the item to the Planning Commission and staff to look at C-3, Commercial zoning.

Staff recommended denial of the C-3, Commercial zoning request for the same reasons as for the C-2, Commercial request.

