

Zoning Docket from June 24, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-41	Jay Martin for Miracle Hill Ministries, Inc. 2219 Anderson Road and 2217 Security Drive 0224000201402 and 0224000201405 S-1, Services to R-M10, Multifamily Residential	25	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Reid Lehman – Miracle Hill Ministries, Inc. <ul style="list-style-type: none"> • Sites will provide transitional housing for people coming out of prison. 2) Sylvester Savage – Band of Brothers <ul style="list-style-type: none"> • Agency helps people coming out of prison and veterans assimilate. 3) Jay Martin – Arbor Engineering <ul style="list-style-type: none"> • Use for a group care home/care center. • Properties will include 2 to 8 total units, 4 to 6 guys per home. <p><u>Speakers Against:</u></p> <p>None</p>				<p>Petition/Letter For:</p> <p>None</p> <p><u>Against:</u></p> <p>None</p>	
Staff Report	<p>In general, this nearly 1 acre site is located on the south side of Anderson Road between White Horse Road and S. Washington Avenue. The site currently includes two single-family residential structures.</p> <p>The applicant identifies the proposed use as a Group Home.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-41

APPLICANT: Jay Martin for Miracle Hill Ministries, Inc.

PROPERTY LOCATION: 2219 Anderson Road and 2217 Security Drive

PIN/TMS#(s): 0224000201402, 0224000201405

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 0.95

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned in 1973 as part of Area 4A.

EXISTING LAND USE: single-family residences

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	industrial, warehousing
East	S-1	commercial
South	S-1	mobile home park
West	I-1	single family residence

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The subject property is designated in the Imagine Greenville comprehensive plan as *Residential Land Use 3* as well as adjacent to a *Community Corridor (Old Anderson Road)* The *Residential Land Use 3* prescribes densities at 6 or more per acre while the *Community Corridors* are characterized by a near-balance of residential and nonresidential uses and the form and function. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

ROADS: Old Anderson Road – Minor Arterial
Security Drive - Local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2010	2012
Old Anderson Road	230' W	15,100	13,400 (-11%)	13,700 (+2%)

SUMMARY:

In general, this nearly 1 acre site is located on the south side of Anderson Road between White Horse Road and S. Washington Avenue. The site currently includes two single-family residential structures.

The subject property is currently zoned S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

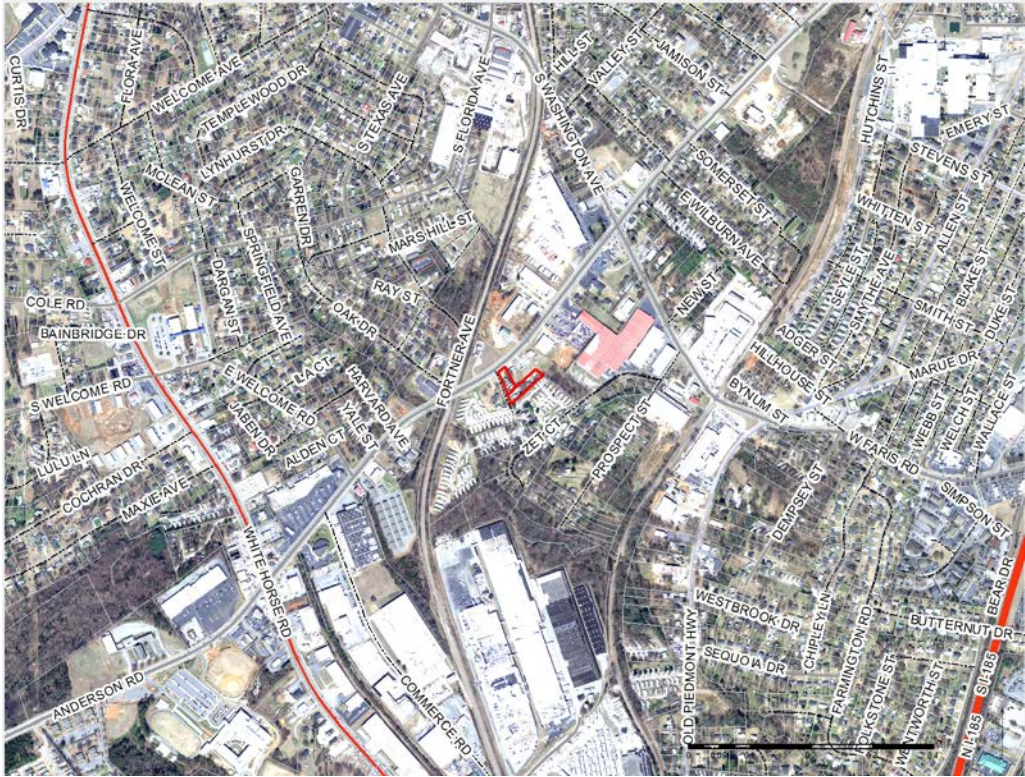
The requested rezoning is R-M10, Multifamily Residential. The intent of these residential districts are established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

The applicant identifies the proposed use as a Group Home.

CONCLUSION:

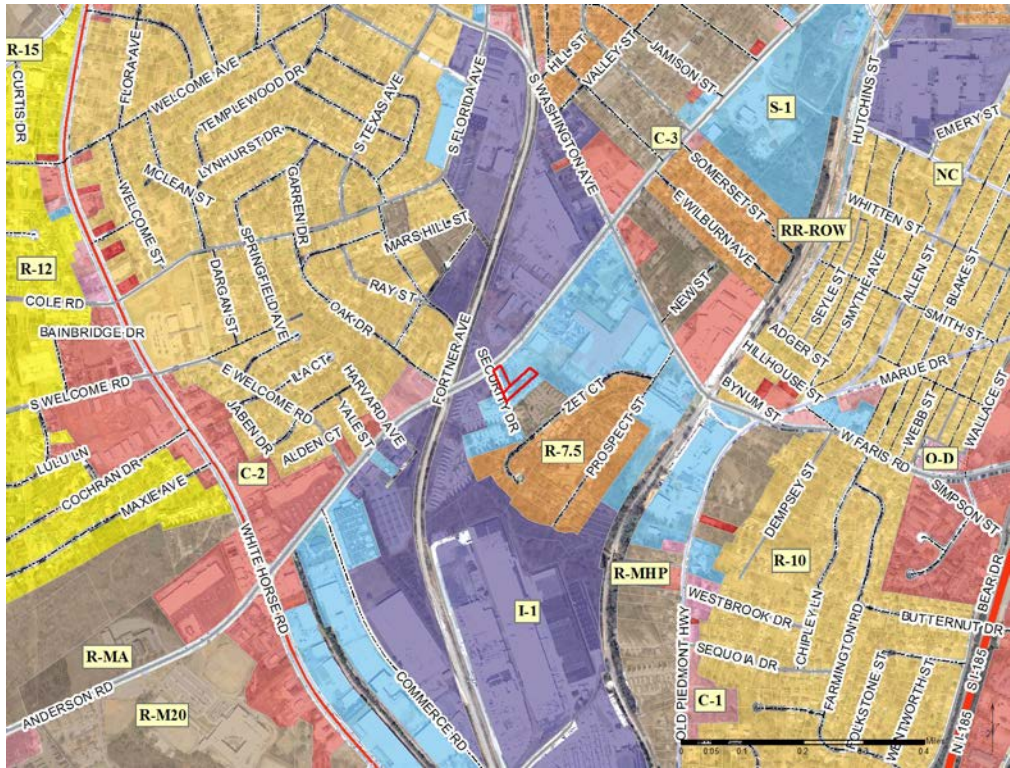
It is staff's opinion that this requested rezoning would have little negative impact on surrounding uses. The application is consistent with the County future land use map and with the current density of the surrounding neighborhood. Furthermore, the continual increase in residential units in this area is a perfect location to benefit from the existing transit stop on Anderson Road at Security Drive.

Based on these reasons, staff recommends approval of the application to rezone the subject site from S-1, Services, to R-M10, Multifamily Residential. The Planning Commission recommends approval.

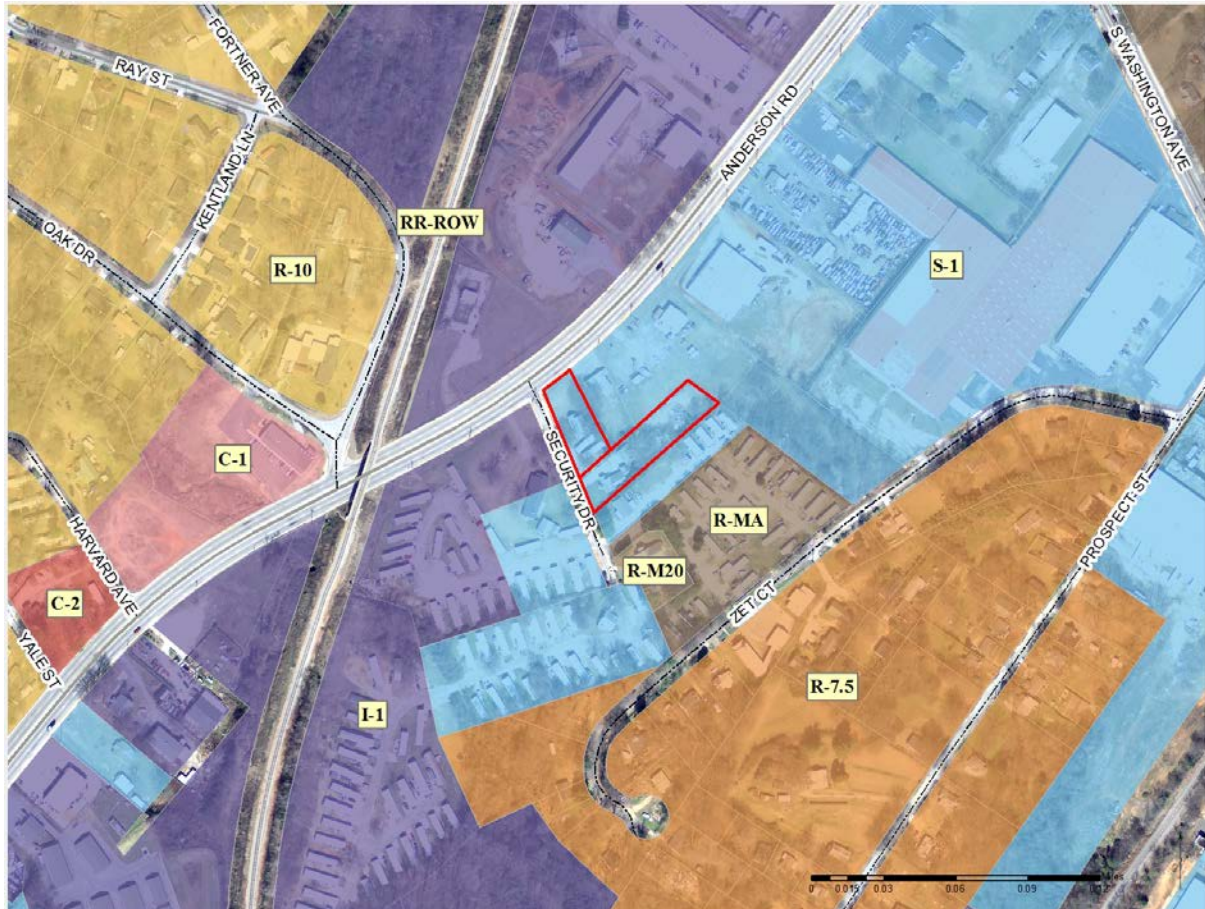


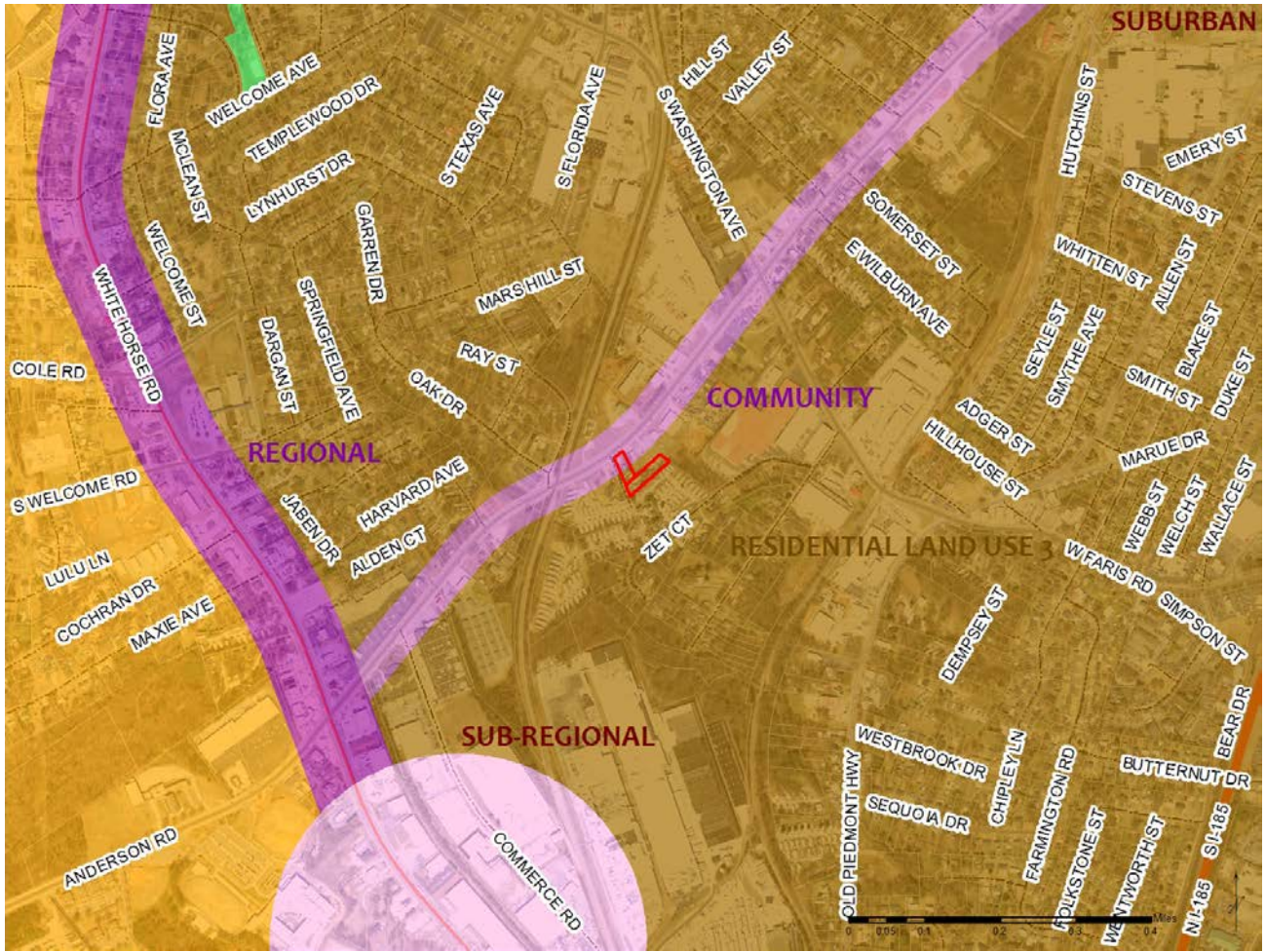
Aerial photography, 2014





Zoning Map





Future Land Use Map, Imagine Greenville