

Zoning Docket from March 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-15	Rajaraman Sundaram for Sheron Davis 111 Adams Mill Road 0542020102300 R-S, Residential Suburban To C-1, Commercial	27	Denial	Denial 3/23/16		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Ballet school instructor for 17 years • Limited hours in current location • 4:30-8pm weekdays, 10am-2pm weekends, typically not on Sunday • Renovate, add to the existing structure <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> 1)resident, Pastor of adjacent Church <ul style="list-style-type: none"> • Church’s desire to maintain the residential zoning • Some of the uses of concern include retail, shopping center, etc. • The housing density has increased and farming in no longer prominent • Wal-Mart and other retail is spreading • Commercial zoning will affect the residential character • Cannot keep the next owner from changing to another commercial. <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 1 acre of property located on Adams Mill Road approximately 0.15 miles northeast of the intersection of Adams Mill Road and Highway 14. The parcel has approximately 180 feet of frontage along Adams Mill Road.</p> <p>The applicant states the proposed land use is for a dance studio. The proposed use would be allowed in commercial zoning, C-1, C-2, or C-3; however, no other commercial uses currently exist in the vicinity. The City of Simpsonville municipal boundary is across the street and is currently undeveloped.</p> <p>It is staff’s opinion that this requested rezoning would impact the character of the surrounding area. The request may result in increased non-residential traffic to the area. The proposal is inconsistent with future land use plan.</p> <p>Based on these reasons, staff recommends denial of the requested C-1, Commercial.</p>					

DOCKET NUMBER: CZ-2016-15

APPLICANT: Rajaraman Sundaram for Sheron Davis

PROPERTY LOCATION: 111 Adams Mill Road

PIN/TMS#(s): 0542020102300

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1

COUNCIL DISTRICT: 27 – Kirven

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in June 1983, as part of Area 5.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-S	single-family residential
South	ID (Innovation Development)	residential mixed use development of single-family residential and townhomes (City of Simpsonville)
West	R-S	church (Faith Baptist)

WATER AVAILABILITY: Greenville Water available within 165 feet.

SEWER AVAILABILITY: Sewer available over 1000 feet away.

FUTURE LAND USE: The subject property is part of the Scuffletown Road Area Plan Update and designated as *Transitional Residential* which prescribes 2 to 4 units per acre.

ROADS: Adams Mill Road: two-lane State-maintained minor arterial

TRAFFIC: No traffic counts in proximity of Adams Mill Road

SUMMARY: The subject parcel is 1 acre of property located on Adams Mill Road approximately 0.15 miles northeast of the intersection of Adams Mill Road and Highway 14. The parcel has approximately 180 feet of frontage along Adams Mill Road.

The subject parcel is zoned R-S, Residential Suburban. The purpose of this district is to provide reasonable safeguards for areas that are in the process of

development with predominantly single-family dwellings but are generally still rural in character. Provisions are made for reduction of the minimum lot size where public or community sewerage and water systems are available.

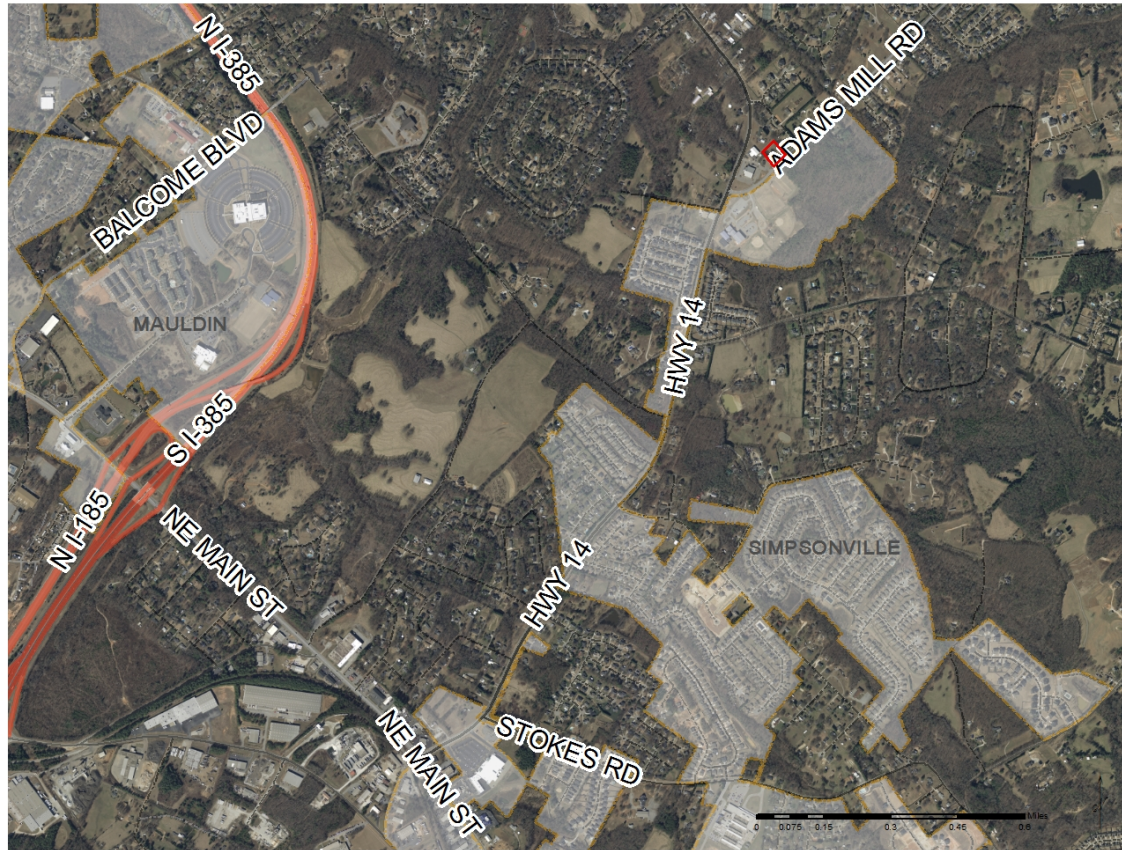
The applicant is requesting to rezone the property to C-1, Commercial. This district is established to provide commercial establishments for the convenience of local residents.

The applicant states the proposed land use is for a dance studio. The proposed use would be allowed in commercial zoning, C-1, C-2, or C-3; however, no other commercial uses currently exist in the vicinity. The City of Simpsonville municipal boundary is across the street and is currently undeveloped.

CONCLUSION:

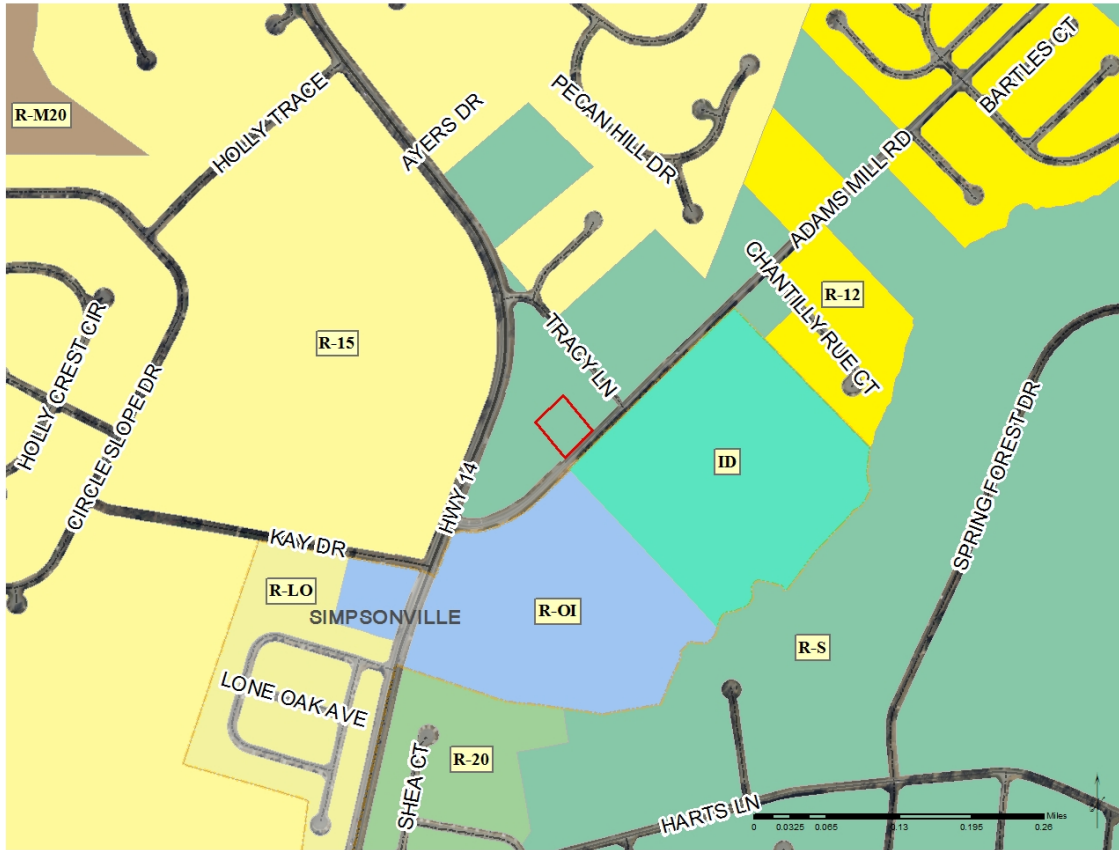
It is staff's opinion that this requested rezoning would impact the character of the surrounding area. The request may result in increased non-residential traffic to the area. The proposal is inconsistent with future land use plan.

Based on these reasons, staff recommends denial of the requested C-1, Commercial. The Planning Commission recommended denial.

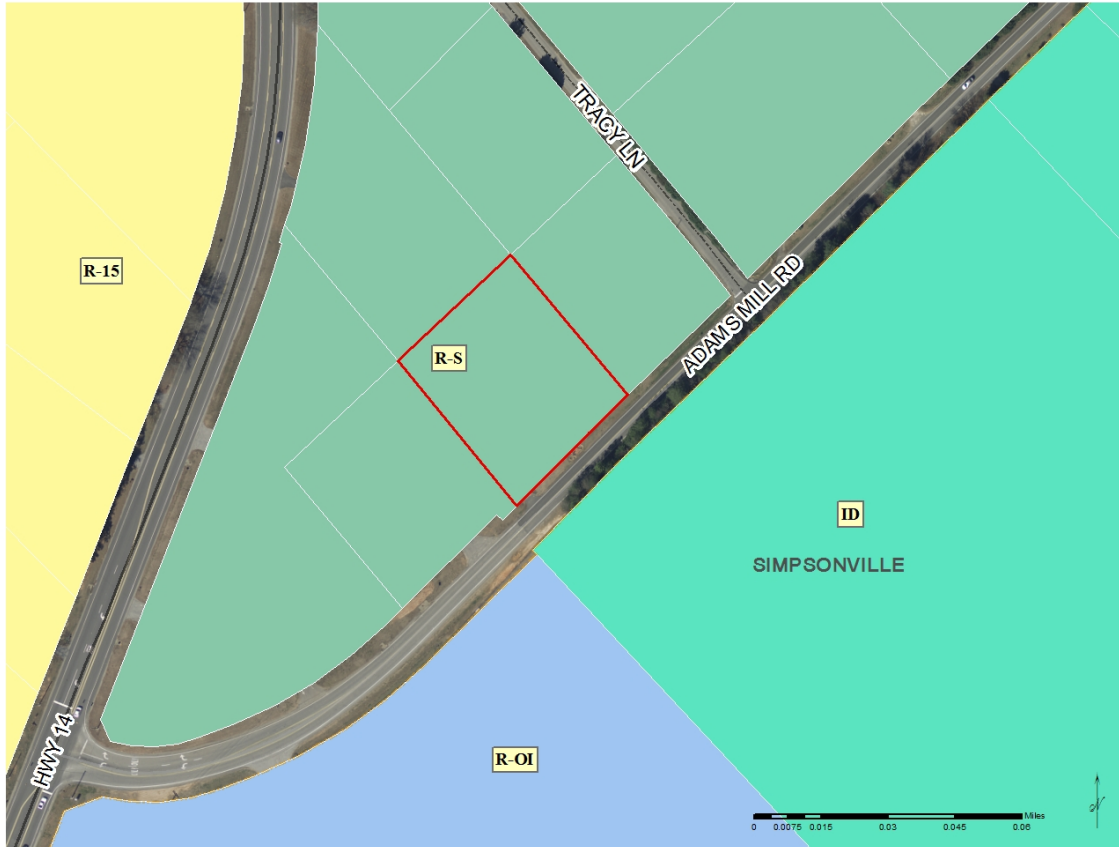


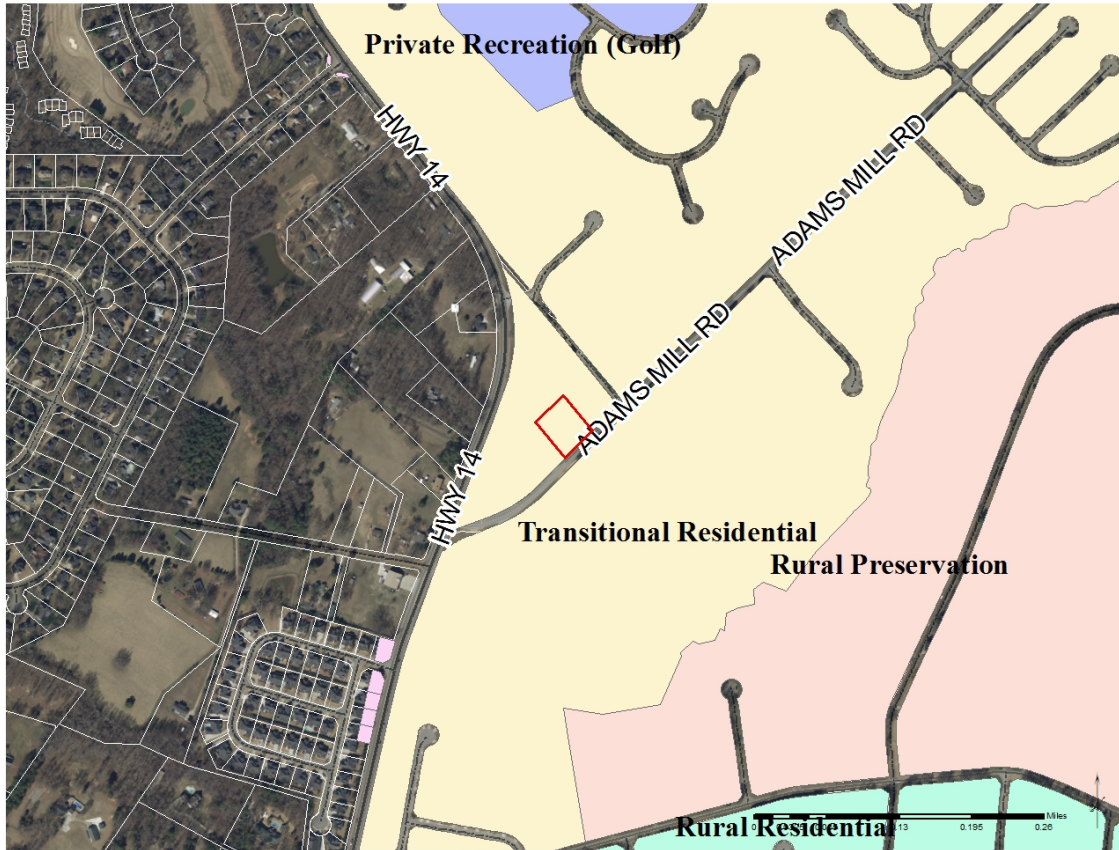
Aerial Photography, 2014





Zoning Map





Future Land Use Map, Scuffletown Road Area Plan Update