

Zoning Docket from September 19, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-54	Travis S. Cobb Anderson Road and Marble Street 0111000600600, 0111000600700, 0111000601300, 0111000601400, 0111000601500, 0111000601600, and 0111000601700 R-M20, Multifamily Residential to C-1, Commercial	23	Denial	Denial 9-28-16		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 19, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to build a preschool for infants and toddlers • Wants to have after school programs available for the area • 8,000 sq.ft building • 110 to 115 students • Need for daycare in the area <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcels zoned R-M20, Multifamily Residential are 1.4 acres of property located on Anderson Road approximately 0.6 mile southwest of the intersection of Dunbar Street and Anderson Road. The parcel has approximately 100 feet of frontage along Anderson Road, 280 feet of frontage along Marble Street and 110 feet of frontage along Blackwood Street.</p> <p>The applicant is requesting to rezone the property to C-1, Commercial. The requested rezone to C-1, Commercial is inconsistent with the Judson Community Plan. There have been two unsuccessful rezoning request since the parcels were originally zoned R-M20, Multifamily Residential. Significant floodplain is present on a portion of the parcels.</p> <p>The applicant did not state the proposed land use.</p> <p>It is staffs opinion that the existing zoning is appropriate and is consistent with the surrounding R-M20 zoning to the east north and south of the subject site. The Judson Community Plan adopted in May of 2012, recommends housing as the desired land use for this site and discourages the strip commercialization of this portion of Anderson Road.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-54

APPLICANT: Travis S. Cobb

PROPERTY LOCATION: Anderson Road and Marble Street

PIN/TMS#(s): 0111000600600, 0111000600700, 0111000601300, 0111000601400, 0111000601500, 0111000601600 and 0111000601700

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 1.4

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-M20, Multifamily Residential in June 1973, as part of Area 4A. There was an unsuccessful C-2, Commercial rezoning request in 1992, CZ-1992-42. There was an unsuccessful S-1, Services rezoning request in 1997, CZ-1997-28.

EXISTING LAND USE: vacant residential and wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	single-family residential and vacant wooded
East	R-M20	single-family residential and vacant wooded
South	R-M20 and S-1	single-family residential, vacant wooded and body shop
West	S-1	car wash

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Judson Community Plan and is designated as an area of *Potential Infill Housing*.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-M20	20 units/acre	1.4	28 units
Requested	C-1	12 units/acre		16 units

A successful rezoning may decrease up to 12 units.

ROADS:

Anderson Road: four-lane State-maintained minor arterial
Marble Street: two-lane County-maintained local
Blackwood Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Anderson Road	500' E	9,800	8,400 -14.3%	8,100 -3.6%
Sixth Street	3,000' N	650	450 -30.8%	600 33.3%

SUMMARY:

The subject parcels zoned R-M20, Multifamily Residential are 1.4 acres of property located on Anderson Road approximately 0.6 mile southwest of the intersection of Dunbar Street and Anderson Road. The parcel has approximately 100 feet of frontage along Anderson Road, 280 feet of frontage along Marble Street and 110 feet of frontage along Blackwood Street.

The applicant is requesting to rezone the property to C-1, Commercial. The requested rezone to C-1, Commercial is inconsistent with the Judson Community Plan. There have been two unsuccessful rezoning request since the parcels were originally zoned R-M20, Multifamily Residential. Significant floodplain is present on a portion of the parcels.

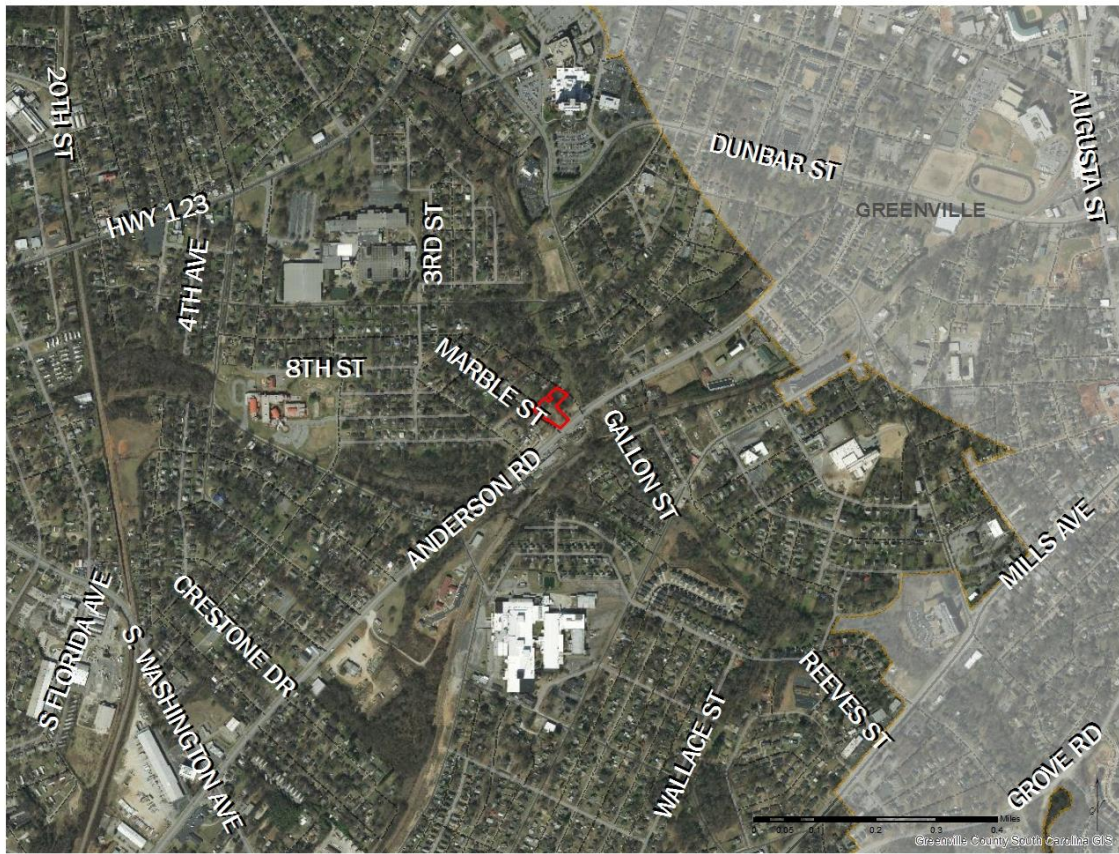
The applicant did not state the proposed land use.

CONCLUSION:

It is staffs opinion that the existing zoning is appropriate and is consistent with the surrounding R-M20 zoning to the east north and south of the subject site. The Judson Community Plan adopted in May of 2012, recommends housing as the desired land use for this site and discourages the strip commercialization of this portion of Anderson Road.

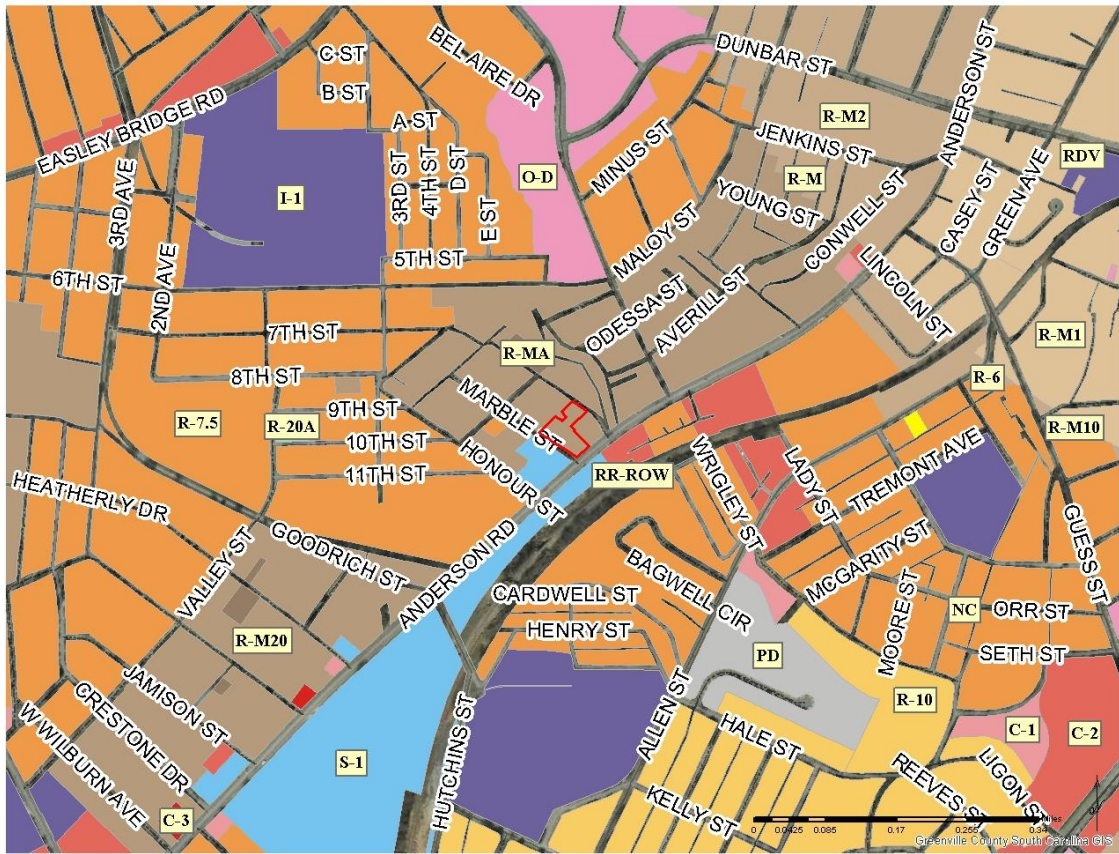
Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.

STAFF RECOMMENDATION: Denial



Aerial Photography, 2016





Zoning Map



FIGURE 5.1 COMMUNITY PLAN

LEGEND

-  Existing single-family residential
-  Potential infill housing
-  Existing and potential multi-family developments
-  Religious
-  Existing non-residential



Future Land Use Map: Judson Community Plan