

Zoning Docket from September 16, 2019 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|------------|-------------------|----------|---|
| CZ-2019-66 | Shalon Anthony Barnes Rosemond Drive WG02040200511 R-M20, Multifamily Residential to C-3, Commercial | 25 | Denial | Denial 9-25-19 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Proposing a future youth center • Wants to help whole families to help the youth • Suicides have been seen in the area and require a solution • Wants to promote a healthy lifestyle • Would change lives through resources • Would partner with First Impressions After-School • Partner with other companies • No water on the street, would use a reservoir and water-tank system • Have financed and have a donated storage building <p>2) Resident</p> <ul style="list-style-type: none"> • Has lived in the community for nine years • Has seen older students and wandering youth • Nearby community center has no programs for ages 13 to 17 • High crime rates in the area are a concern • Programs for mentoring these children would be good <p>3) Resident</p> <ul style="list-style-type: none"> • Director of First Impressions Center • Has been approached by the applicant for a partnership • Would provide services to the center • Needs a building to try to help the youth in the community <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: Applicant 7/19/19, 7/30/19 & 8/7/19</p> | | | | | <p>Petition/Letter For: None</p> <p>Against: None</p> |
| Staff Report | <p>ANALYSIS:</p> <p>The subject property is part of the <u>South Greenville Area Plan</u> and is designated as <i>High Density Residential</i> which prescribes 4 or more units per acre. While this property is not located along a bus route, Route 507 is located approximately 0.46 miles away at the intersection of White Horse Road and Crestfield Road. Additionally no sidewalks are present along Rosemond Drive. Floodplain is not present on the parcel.</p> <p>Staff met with the applicant three times over the course of two months to discuss what the applicant wanted to accomplish with this site. Staff went over what uses were permitted in each zoning district.</p> <p>During staff’s meetings with the applicant, he stated the following uses would be conducted on site: an after school program; classes and workshops regarding finances, health, and wellness; job training; a fitness room; and a gym for sports and recreation. The applicant informed staff the after</p> | | | | | |

Zoning Docket from September 16, 2019 Public Hearing

school program and classes were the main focus for their project.

After reviewing the possible uses discussed with the applicant, staff suggested the possibility of applying for an FRD, Flexible Review District. The FRD was recommended due to the surrounding residential land uses and the potentially negative array of uses permitted in straight commercial zoning. Staff went over all possible zoning options with the applicant.

SUMMARY:

The subject parcel zoned R-M20, Multifamily Residential is 1.2 acres of property located on Rosemond Drive approximately 1.25 miles northwest of the intersection of White Horse Road and Augusta Road. The parcel has approximately 180 feet of frontage along Rosemond Drive. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for a community center.

CONCLUSION:

The subject site is located off of a dead end road, Rosemond Drive, which is made up of single-family residential and vacant land uses. The parcel also abuts single-family residential and vacant land. There is no central water available along this street.

Staff is of the opinion rezoning the parcel to C-3, Commercial would not be appropriate for the surrounding residential area. While staff wants to support the requested use of a community center, there are a number of uses in C-3 zoning that would not be compatible within a residential area. The requested zoning is also not consistent with the South Greenville Area Plan recommending High Density Residential.

Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.

DOCKET NUMBER: CZ-2019-66

APPLICANT: Shalon Anthony Barnes

PROPERTY LOCATION: Rosemond Drive

PIN/TMS#(s): WG02040200511

EXISTING ZONING: R-M20, Multifamily Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 1.2

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-M20, Multifamily Residential in May 1971, as part of Area 2. There are no previous rezoning requests for this parcel.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

| Direction | Zoning | Land Use |
|-----------|-------------|--|
| North | R-10 | single-family residential |
| East | R-S and S-1 | single-family residential and vacant wooded land |
| South | R-M20 | vacant wooded land |
| West | R-M20 | vacant wooded land |

WATER AVAILABILITY: None

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *High Density Residential* which prescribes 4 or more units per acre.

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

| | Zoning | Zoning Density | Acres | Total Units |
|----------------|--------------|----------------------|-------|-----------------|
| <i>Current</i> | <i>R-M20</i> | <i>20 units/acre</i> | 1.2 | <i>24 units</i> |
| Requested | C-3 | 16 units/acre | | 19 units |

A successful rezoning would reduce 5 dwelling units.

ROADS: Rosemond Drive: two-lane County-maintained local

TRAFFIC:

| Location of Traffic Count | Distance to Site | 2011 | 2014 | 2018 |
|---------------------------|------------------|--------|-----------------|------------------|
| White Horse Road | 2,975' NW | 18,200 | 16,700 -8.2% | 20,600 +23.4% |

ANALYSIS: The subject property is part of the South Greenville Area Plan and is designated as *High Density Residential* which prescribes 4 or more units per acre. While this property is not located along a bus route, Route 507 is located approximately 0.46 miles away at the

intersection of White Horse Road and Crestfield Road. Additionally no sidewalks are present along Rosemond Drive. Floodplain is not present on the parcel.

Staff met with the applicant three times over the course of two months to discuss what the applicant wanted to accomplish with this site. Staff went over what uses were permitted in each zoning district.

During staff's meetings with the applicant, he stated the following uses would be conducted on site: an after school program; classes and workshops regarding finances, health, and wellness; job training; a fitness room; and a gym for sports and recreation. The applicant informed staff the after school program and classes were the main focus for their project.

After reviewing the possible uses discussed with the applicant, staff suggested the possibility of applying for an FRD, Flexible Review District. The FRD was recommended due to the surrounding residential land uses and the potentially negative array of uses permitted in straight commercial zoning. Staff went over all possible zoning options with the applicant.

SUMMARY:

The subject parcel zoned R-M20, Multifamily Residential is 1.2 acres of property located on Rosemond Drive approximately 1.25 miles northwest of the intersection of White Horse Road and Augusta Road. The parcel has approximately 180 feet of frontage along Rosemond Drive. The applicant is requesting to rezone the property to C-3, Commercial.

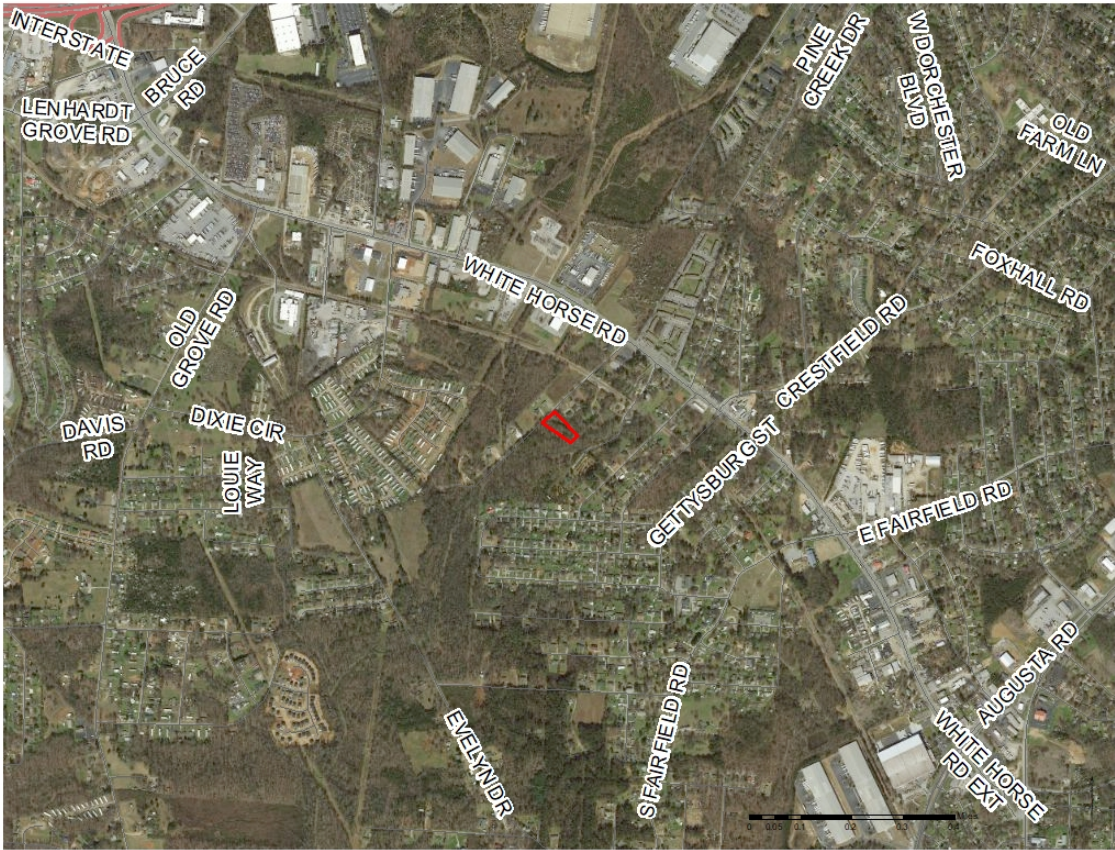
The applicant states the proposed land use is for a community center.

CONCLUSION:

The subject site is located off of a dead end road, Rosemond Drive, which is made up of single-family residential and vacant land uses. The parcel also abuts single-family residential and vacant land. There is no central water available along this street.

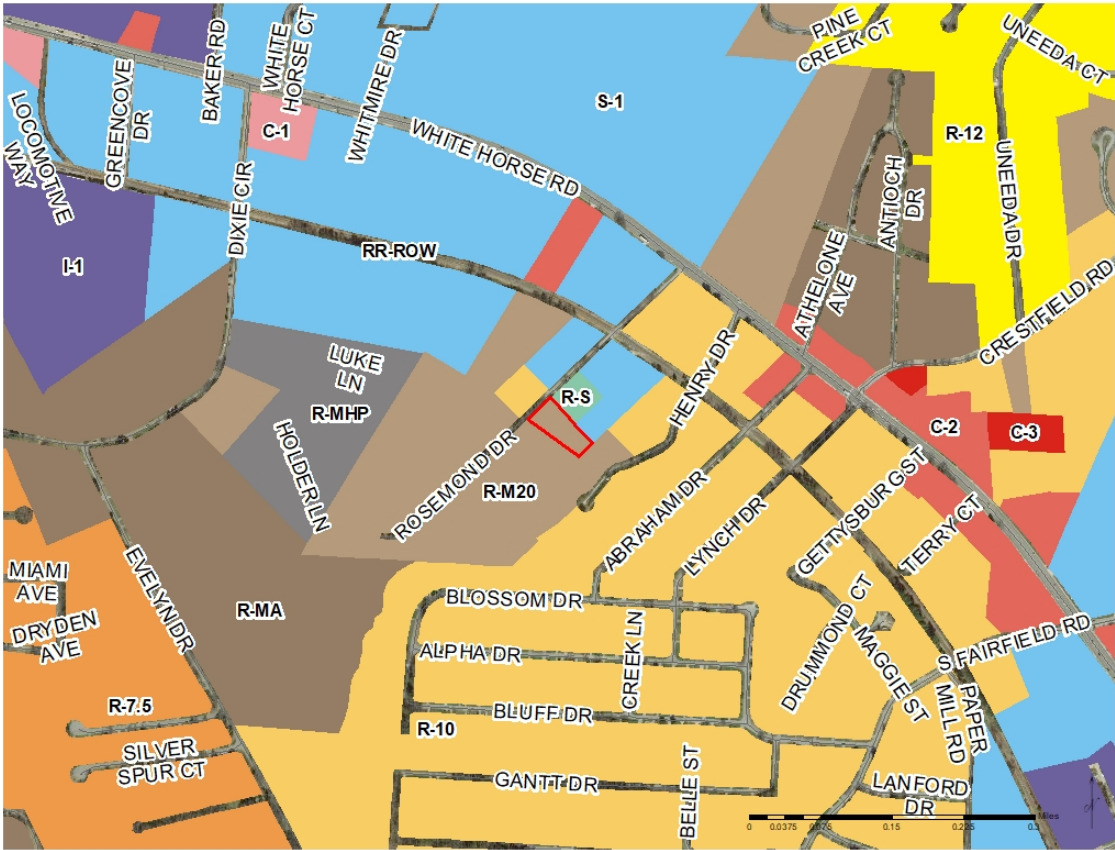
Staff is of the opinion rezoning the parcel to C-3, Commercial would not be appropriate for the surrounding residential area. While staff wants to support the requested use of a community center, there are a number of uses in C-3 zoning that would not be compatible within a residential area. The requested zoning is also not consistent with the South Greenville Area Plan recommending High Density Residential.

Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.

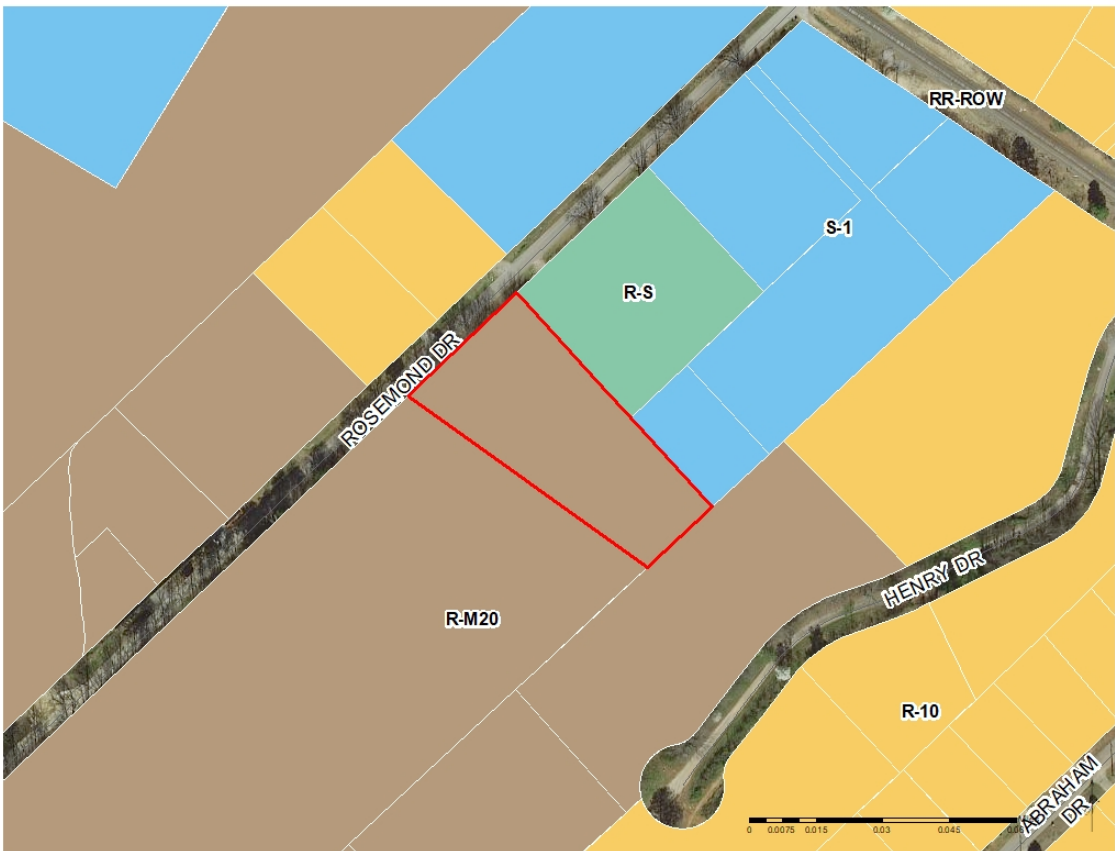


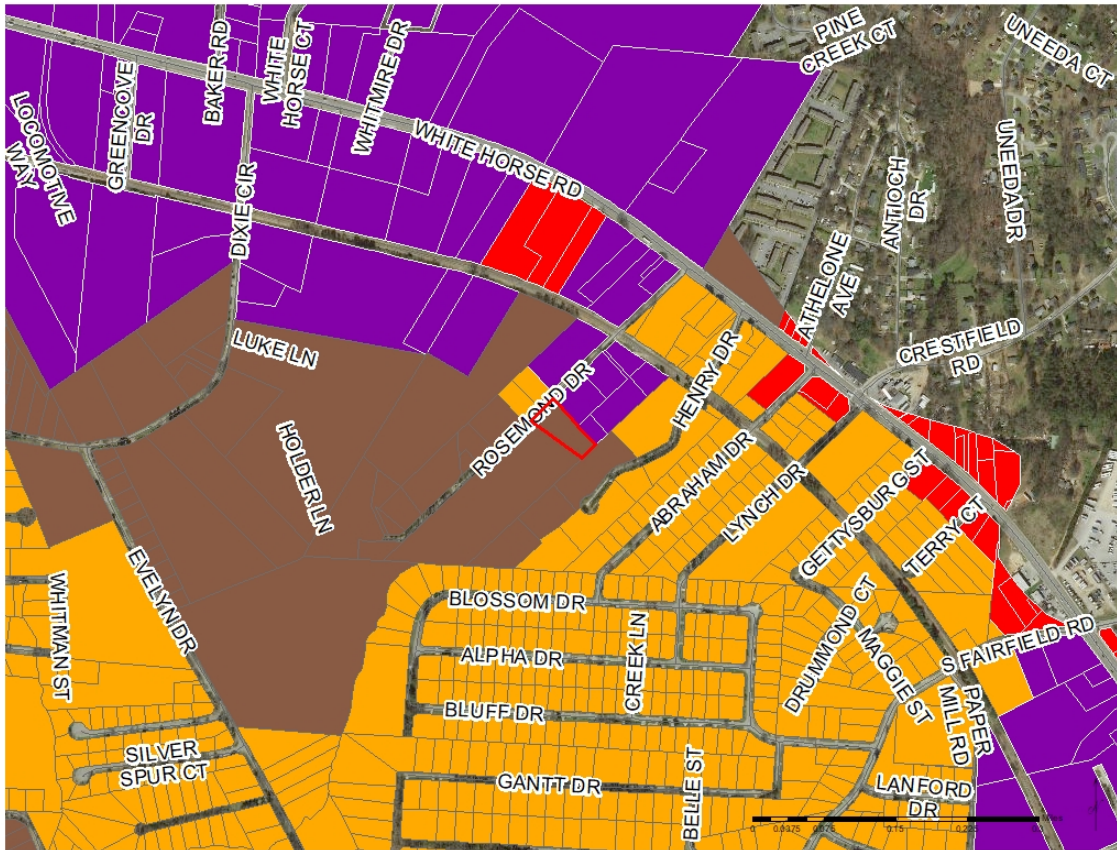
Aerial Photography, 2019



















Zoning Map





South Greenville Area Plan, Future Land Use Map

Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)