

Zoning Docket from March 25, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-20	Craig Galloway 1201 N. Franklin Road 0162000205400 R-M20 to C-3 0.388 acres	19	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> a) Wishes to use vacant property as overflow parking for his laundry next door. <p><u>Speakers Against:</u></p> <p>None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>1</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject property is a vacant 0.38 acre parcel of land. The parcel is located on 1201 N. Franklin Road near the intersection of Old Buncombe Road and has approximately 100 feet of road frontage on N. Franklin Road.</p> <p>The proposed use is for additional parking spaces for the laundry.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-20

APPLICANT: Craig Galloway

PROPERTY LOCATION: 1201 N. Franklin Road

PIN/TMS#(s): 0162000205400

EXISTING ZONING: R-M20, Multi-Family Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.388

COUNCIL DISTRICT: 19-Meadows

ZONING HISTORY: The parcel was originally zoned R-M20, Multi-Family Residential as part of Area 3 in April 1972. Rezoning of the adjacent property to the west, CZ-2001-26, was approved from C-1 to C-3. An unsuccessful rezoning application, CZ-2006-28, requested C-3 for the adjacent property to the east.

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA, R-M20	Single Family and Multi-Family Residential
East	R-M20	Single Family Residential
South	R-M20	Vacant
West	C-3, C-2	Coin Laundry, Gas Station

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The Imagine Greenville Future Land Use map shows the site within a *Residential Land Use 3 Community* designation with an ideal residential land use of six (6) or more units per acre. These areas typically do not include large amounts of nonresidential uses. In addition, this property is within the boundary of the Northwest Area Plan, which was mainly focused on codes enforcement, roadways, and branding.

TRAFFIC:

Location of Counter	Distance to Site	2007	2010	2012
Sulphur Springs Road	3,200' W	12,100	10,900 -11.0%	10,500 -13.2%
Old Buncombe Road	2,200' SE	6,500	6,400 -1.5%	6,400 -1.5%

SUMMARY:

The subject property is a vacant 0.38 acre parcel of land. The parcel is located on N. Franklin Road near the intersection of Old Buncombe Road and has approximately 100 feet of road frontage on N. Franklin Road.

The proposed use is for additional parking spaces to service the adjacent coin laundry.

CONCLUSION:

It is staff's opinion that this requested rezoning would have a negative impact on surrounding uses. The subject is located near a commercialized intersection; however, the expansion of the commercial designation into the surrounding residential neighborhoods is not supported by the Imagine Greenville Future Land Use map. While the adjacent property is commercial, the C-3 zoning request is too intense for this area. Based on these reasons, staff recommends denial of the application to rezone the subject property from R-M20, Multi-Family Residential, to C-3, Commercial.



