

Zoning Docket from November 14, 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, 111000600700, 0111000601200, 111000601300, 0111000601400, 111000601500, 0111000601600 & 0111000601700 R-M20, Multifamily Residential to NC, Neighborhood Commercial	23	Approval with conditions	Approval with conditions 11/16/16	Approval with conditions 11/28/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Building an early childhood facility • Background in education, taught for over 10 years <p>2) Engineer</p> <ul style="list-style-type: none"> • Facility for children up to Pre-K • Parking located in the rear of the site plan • Address will be located off of Anderson Road • Ingress/Egress located off of Marble Street <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: October 11, 2016</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 NC, Neighborhood Commercial. The plan proposes an early childhood facility with a 6,000 square foot building with a 4,900 square foot playground. The building is to be oriented towards Anderson Road. The plan proposes two separate points of ingress and egress onto the subject site and twenty-three parking spaces are proposed by the applicant. Floodplain is present on a portion of the subject parcels.</p> <p>Staff is of the opinion that the proposed early childhood facility is an appropriate land use for this location and is complimentary to the surrounding neighborhood. The proposed NC, Neighborhood Commercial provides assurances that the proposed use of an early childhood facility will be compatible with the adjacent neighborhood.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to NC, Neighborhood Commercial with the following conditions:</p> <p>All standard requirements in Article 12 Development Standards of the Greenville County Zoning Ordinance will apply such as landscaping, lighting, signage, pedestrian access and parking.</p>					