

Zoning Docket from June 19, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-40	Brad Toy, Edwards Road Ventures LLC for Dempsey Farms LLC 5106 Edwards Road T002000400302 R-20, Single-Family Residential to R-M4, Multifamily Residential	20	Approval	Approval 6/28/17	Approval 7/17/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 19, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Representative</p> <ul style="list-style-type: none"> • Will build single-family residential attached homes • Sewer and water on site • Using only a 1/3 of the property due to floodplain and easements on the property • 76 units • 1 car garages • Looking at 1 entrance into the site <p>2) Resident</p> <ul style="list-style-type: none"> • Supports project • Thinks this is a good location for this project <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject parcel zoned R-20, Single-Family Residential, is 36.8 acres of property located on Edwards Road approximately 0.25 miles south of the intersection of Edwards Road and Wade Hampton Boulevard. The parcel has approximately 625 feet of frontage along Edwards Road.</p> <p>The applicant is requesting to rezone the property to R-M4, Multifamily Residential. Floodplain and flood zone are located through the center of the property. The future land use map recommends 6 or more units per acre.</p> <p>The applicant states the proposed land use is for residential.</p> <p>The subject site is located on the eastern side of Edwards’s Road where mainly single-family residential and some multifamily residential zoning and land uses are present. To the north across railroad tracks and on the west side of Edwards Road, service and industrial zoning and land uses are present. Staff is of the opinion this parcel is located in a transition area from service and industrial type uses to single-family residential zoning and land uses. Staff believes because of the subject sites unique location to existing railroad tracks and its proximity to single-family residences that rezoning this parcel to R-M4, Multifamily Residential would be an appropriate rezoning.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M4, Multifamily Residential.</p>					