

Zoning Docket from September 18, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-55	Jose Martin Sanchez Langdon Street 0136000701900 R-MA, Multifamily Residential to C-1, Commercial	24	Denial	Denial 9/27/17		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 18, 2017 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Owns the Mexican restaurant next to subject site • Wants to rezone for extra parking for cars for the restaurant <p><u>Speakers Against:</u> 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 parcel zoned R-MA, Multifamily Residential, is 0.14 acres of property located on Langdon Street approximately 0.4 miles east of the intersection of West Parker Road and West Blue Ridge Drive. The parcel has approximately 65 feet of frontage along Langdon Street. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states the proposed land use is for parking for the adjacent restaurant.</p> <p>The subject site is surrounded by R-MA, Multifamily Residential zoning to the east, south and west of the subject site. Staff believes rezoning this property to C-1, Commercial would not be consistent with the existing zoning or the surrounding residential land uses in the area. Staff is also of the opinion that because Langdon Street is a one-way local street leading out onto Montana Street, a mainly residential street, rezoning this parcel could cause an additional negative impact on the residences in this area. The requested rezoning is also not consistent with the Greenville County Comprehensive Plan recommending Residential Land Use.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.</p>					

Planning Report

DOCKET NUMBER: CZ-2017-55

APPLICANT: Jose Martin Sanchez

PROPERTY LOCATION: Langdon Street

PIN/TMS#(s): 0136000701900

EXISTING ZONING: R-MA, Multifamily Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.14

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-MA, Multifamily Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	restaurant
East	R-MA	single-family residential (duplex)
South	R-MA	vacant land
West	R-MA	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 3* which prescribes 6 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-MA</i>	<i>20 units/acre</i>	<i>0.14</i>	<i>2 units</i>
Requested	C-1	12 units/acre		1 units

A successful rezoning may add up to 1 dwelling unit.

ROADS: Langdon Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
Woodside Avenue	1,340' NE	3,900	4,100 5.1%	5,500 34.1%

SUMMARY:

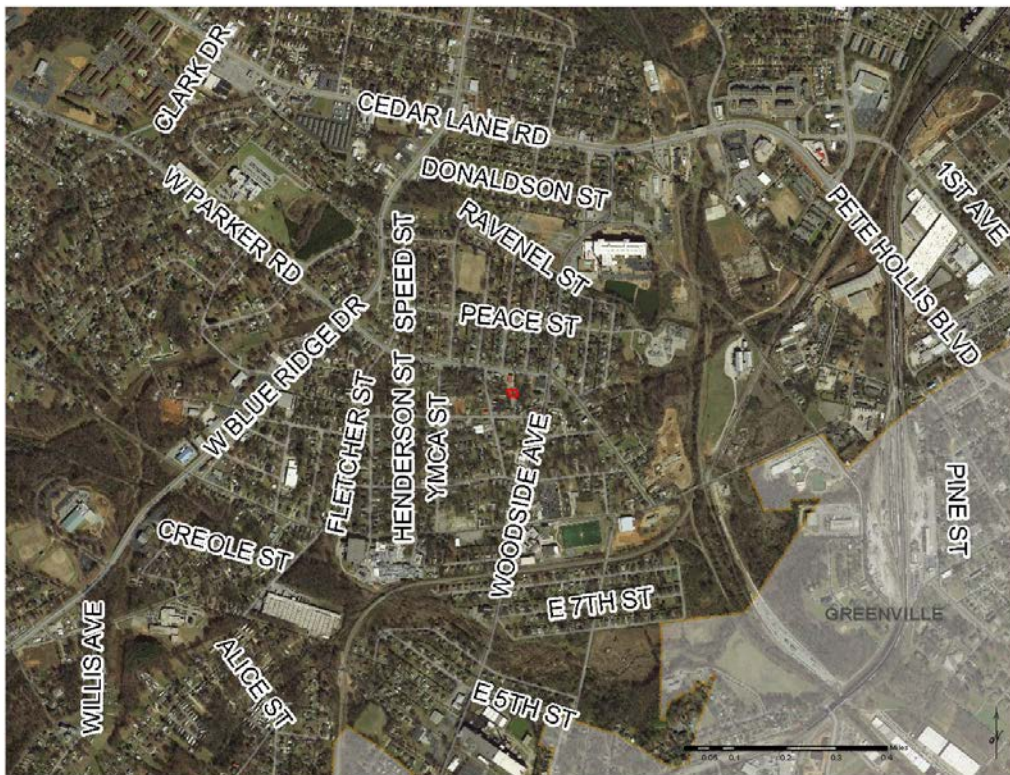
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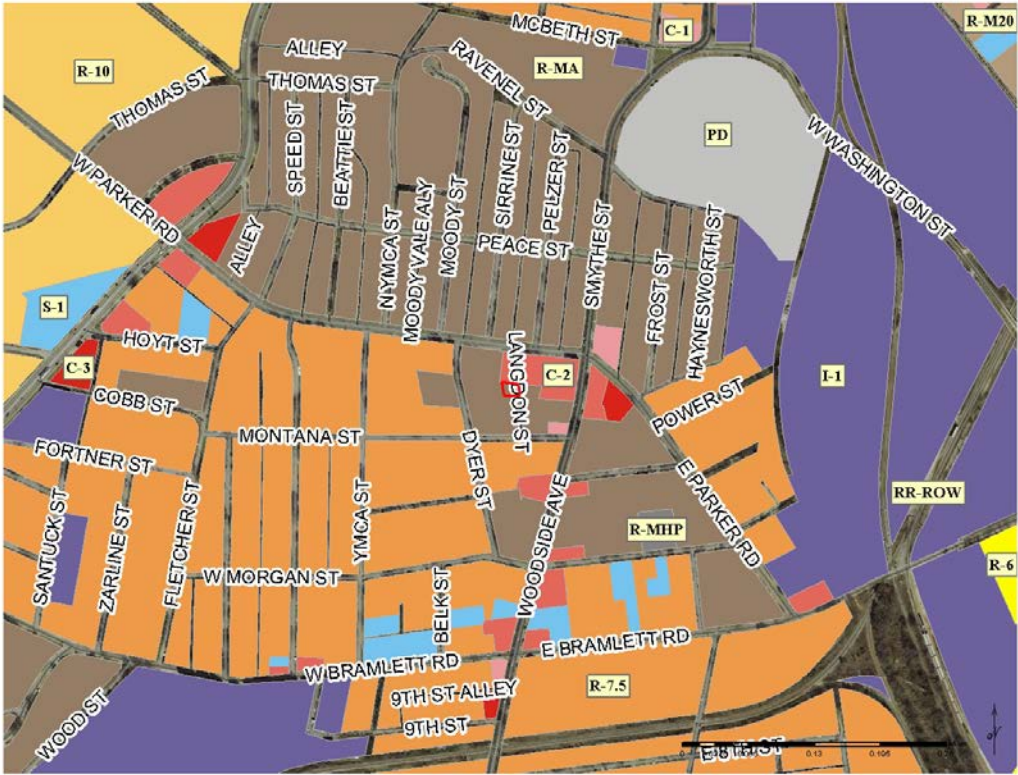
CONCLUSION:

The subject site is surrounded by R-MA, Multifamily Residential zoning to the east, south and west of the subject site. Staff believes rezoning this property to C-1, Commercial would not be consistent with the existing zoning or the surrounding residential land uses in the area. Staff is also of the opinion that because Langdon Street is a one-way local street leading out onto Montana Street, a mainly residential street, rezoning this parcel could cause an additional negative impact on the residences in this area. The requested rezoning is also not consistent with the Greenville County Comprehensive Plan recommending Residential Land Use.

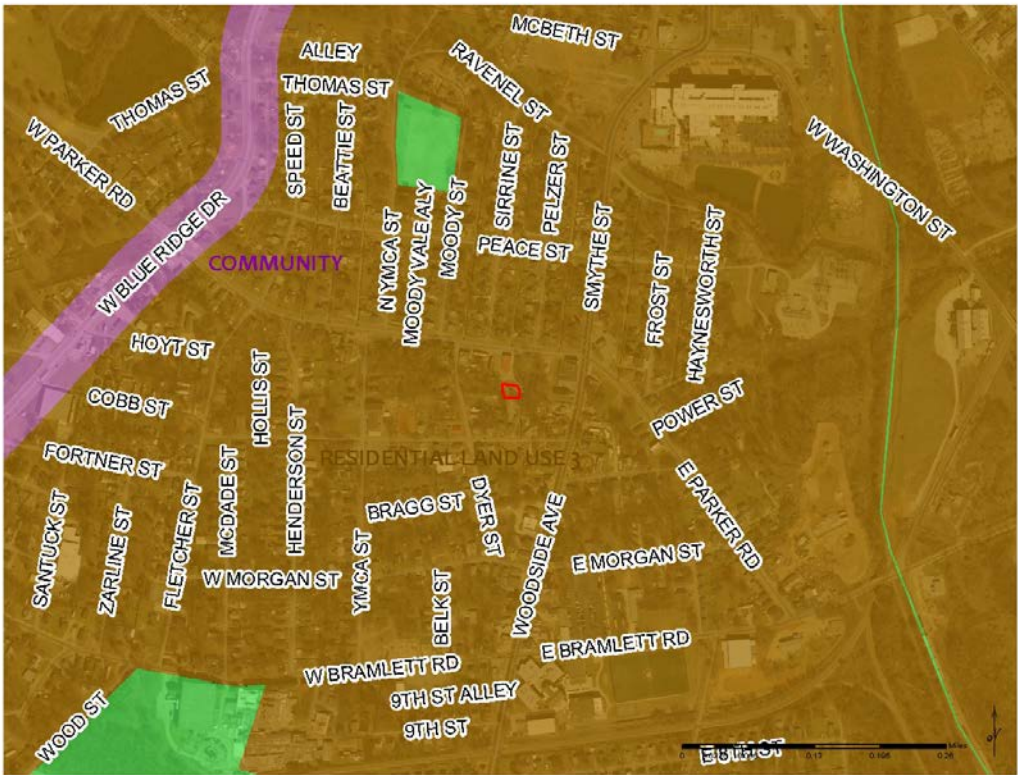
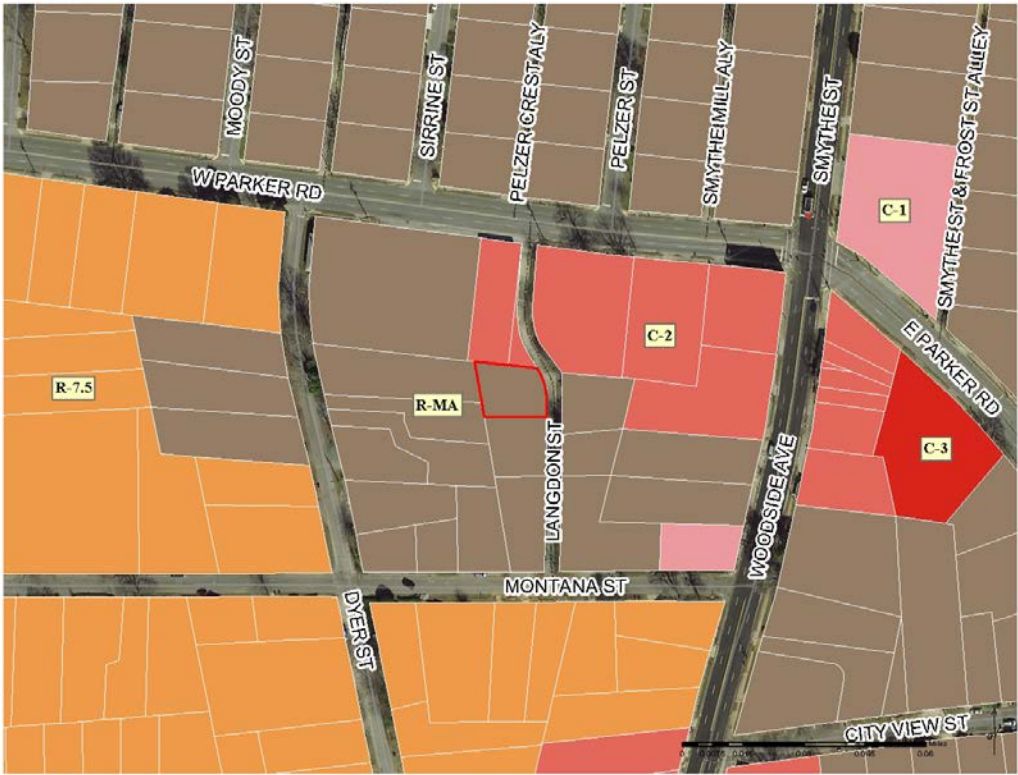
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Aerial Photography, 2017



Zoning Map



Future Land Use Map