

PLANNING COMMISSION CASE REPORT

Case Number: 2015-021

PC Meeting Date: 02-09-15

Applicant Request**Rezone part of property from R2-A Residential Zone to M-2 Light Industrial Zone**

Property Location:	8537 Highway 58
Property Owner:	Dennis Burris
Applicant:	Dennis Burris

Project Description

- To allow an automobile repair garage behind the applicant's home.

Site Analysis**Site Description**

- The 33,976 square foot site is located behind the applicant's home on the west side of Highway 58 south of the intersection of Bramlett Road and Greenwood Road.
- Access: Currently, access to the site is from Highway 58.
- Development form: This site fronts a four-lane Urban Principal Arterial (Highway 58) in an area with other 1-3 acre residential lots.
- Land uses: North- adjacent lot contains a single-family home approximately 275 feet away; a Bi-Lo grocery store is also located approximately 1,200 feet to the north; South- adjacent 1-acre wooded lot with a 200-foot power line easement; West- 32-acre undeveloped wooded property.

Zoning History

- The site is currently zoned R2A Rural Residential District.
- The nearest non-residential zone is C-3 General Business Commercial District approximately 1,200 feet north (Bi-Lo Grocery Store). The nearest M-2 District is approximately 3,850 feet to the north, also fronting Highway 58. Its approval was over the recommendation for denial by the RPA in 1984.
- There has been no recent zoning activity on this site.

Plans/Policies

- There is no current adopted land use plan for this site, but the Wolftever Creek Area Plan's boundaries end directly across Highway 58.
- The Comprehensive Plan places this site in the Transitional Growth Development Sector. This sector notes that because of potential land use conflicts, development should be carefully examined for adverse impacts on surrounding properties. Non-residential development should be located within mixed-use or multi-use activity centers. In situations where this is not possible, the plan notes that they should be developed as small scale, low-intensity land uses that are compact and clustered at the intersection of two arterial classified streets, or the intersection of an arterial and a collector classified street. This site, while having access on a major highway, does not adjoin a major intersection.
- The R2A Rural Residential District permits farming, single-family homes, stables for personal use, hospitals, clinics, and duplexes (with a special permit).

Key Findings

- The proposal is not supported by the recommendations of the Transitional Development Sector in the Comprehensive Plan 2030.
- The proposed use is neither consistent nor compatible with surrounding residential uses.
- The proposal is not consistent with the development form of the area.
- The proposed structure does raise concerns regarding location and nuisance issues such as; lighting, noise, or odor.
- The proposal would not be an extension of an existing zone.

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- The proposal would set a precedent for future requests.

Staff Recommendation

Deny.