

SUP08-3: Christopher Avery & Ronald Jenkins
Special Use Permit Application
for
Single-Family Dwellings in a B1 Zoning District

Location and Proposed Use

The subject .495-acre parcel (Tax Map # 42A12 (A) 10) is located on Brumback Avenue; slightly north of the intersection of Brumback Avenue and East Main Street. The address of the property is 4 Brumback Avenue.

The applicants are seeking a special use permit in order to construct two (2) single-family dwellings. In the B1 zoning district single-family dwellings are allowable only by special use permit. Presently the subject parcel is vacant.

Access & Traffic Movement

The parcel is located in close proximity to the intersection of Brumback Avenue and East Main Street (see map). Brumback Avenue - from East Main Street to O'Flinn Street - is one-way. Beyond the intersection with O'Flinn Street, Brumback Avenue becomes two-way.

Vehicular traffic leaving the subject parcel would be required to travel north on Brumback Avenue – where one could either take a right onto O'Flinn Street, or continue North on Brumback Avenue.

From the subject parcel the most direct route to access East Main Street would be to travel north on Brumback Avenue (which is one-way), take a right onto O'Flinn Street, and take another right onto Woodland Avenue.

Other Considerations:

- The proposed use, single-family dwellings, is not expected to adversely impact traffic conditions in the area. A single-family dwelling is expected to generate between 7 and 10 car trips in a given day.

- Through proffers submitted by the applicants, the proposed lot size of each single-family dwelling will be approximately 10,000 square feet (+), and conform to setback regulations as detailed in the R3 zoning district (35' front, 25' rear, & 10' side yards).

Summary

Because the subject parcel is zoned B1 (general business) other more intensive “by right” business uses for the property exist – many of which would not be compatible with the existing residential uses. It is believed that two single-family dwellings would be an appropriate and less intensive use. Therefore approving the applicant’s request to divide the subject parcel into two (2) 10,000 square foot lots - which conforms to R3 setback regulations - is appropriate.

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PC Hearing: July 23, 2008