

**Zoning Docket from June 24, 2015 GCPC Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-38	John Broadbent Chick Springs Road and East Main Street T011000201200, T011000201300 and T012000104300 R-12, Single-Family Residential to R-M5, Multifamily Residential	18	Approval	Approval		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</b></p> <p><u>Speakers For:</u></p> <p>1) John Darrohn (Darrohn Engineering)</p> <ul style="list-style-type: none"> <li>• Development of approximately 47 patio home type units combining single-family detached and duplex/attached units.</li> <li>• Developable space is mostly along east side of property near railroad tracks; western part of property is mostly wetlands.</li> <li>• Owner has been in contact with Taylors Town Square regarding dedication of land for recreational use.</li> </ul> <p><u>Speakers Against:</u> <i>15 people in opposition</i></p> <p>1) Ted Adams – 6 Old Hotel Ct.</p> <ul style="list-style-type: none"> <li>• Request for rezoning is inconsistent with neighborhood.</li> <li>• Sewer issues existing with current infrastructure.</li> <li>• Does not want to see any additional traffic.</li> </ul> <p>2) Bonnie Adams – 6 Old Hotel Ct.</p> <ul style="list-style-type: none"> <li>• Single-family homes are across the street; would like to see that continue.</li> <li>• Would like to see the property transformed into a park.</li> </ul> <p>3) Richard Holmberg</p> <ul style="list-style-type: none"> <li>• Wants to see a park</li> </ul> <p>4) Terry Neimeyer</p> <ul style="list-style-type: none"> <li>• Wants it to stay residential</li> </ul> <p>5) Ann Coyer</p> <ul style="list-style-type: none"> <li>• opposed</li> </ul>				<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 40 signatures 37 letters</p>	
<b>Staff Report</b>	<p>The subject property is over 18 acres according to county records and is composed mostly of wooded property with significant topography and potential of wetlands. The site's eastern boundary, over 1,100', is adjacent to the CSX Railroad. Approximately 1,140' of frontage exists along the north side of Chick Springs Road and about 830' along Main Street, albeit inaccessible due to topography. Likewise, two of the three parcels extend to the southeast corner of the Main St/ Chick Springs Rd intersection, but have limited development potential due to topography.</p> <p>This site is known by some residents to be the historic location of the Chick Springs Resort.</p> <p>The applicant identifies the proposed use as duplexes.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2015-38

**APPLICANT:** John Broadbent

**PROPERTY LOCATION:** NE quadrant of Chick Springs Road at East Main Street, Taylors

**PIN/TMS#(s):** T011000201200, T011000201300, T012000104300

**EXISTING ZONING:** R-12, Single-Family Residential

**REQUESTED ZONING:** R-M5, Multifamily Residential

**ACREAGE:** 16.57

**COUNCIL DISTRICT:** 18 – Baldwin

**ZONING HISTORY:** The parcel was originally zoned in 1970 as part of Area 1. A request to rezone the subject property to R-12 from S-1 was approved on June 3, 2003, CZ-2003-24.

**EXISTING LAND USE:** vacant, wooded

**AREA CHARACTERISTICS:**

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
North	R-20	single-family residences and vacant
	S-1	vacant, wooded
East	R-20	single-family residences
South	R-20	single-family residences
	I-1	vacant manufacturing plant
West	R-20	vacant, wooded
	R-M10	multifamily residences

**WATER AVAILABILITY:** Greenville Water System, Greer Commission of Public Works (for service to T012000104300)

**SEWER AVAILABILITY:** Taylors Sewer District

**FUTURE LAND USE:** Most of the subject property is shown within the Imagine Greenville comprehensive plan as a *Residential Land Use 3* designation in the Future Land Use Map. This category prescribes a residential density of 6 or more units per acre.

**ROADS:** Chick Springs Road – Minor Collector  
Main Street, Taylors – Minor Collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2011	2012
Main St, Taylors	900' N	500	700 (+40%)	500 (-29%)

**SUMMARY:**

The subject property is over 18 acres according to county records and is composed mostly of wooded property with significant topography and potential of wetlands. The site’s eastern boundary, over 1,100’, is adjacent to the CSX Railroad. Approximately 1,140’ of frontage exists along the north side of Chick Springs Road and about 830’ along Main Street, albeit inaccessible due to topography. Likewise, two of the three parcels extend to the southeast corner of the Main St/ Chick Springs Rd intersection, but have limited development potential due to topography.

This site is known by some residents to be the historic location of the Chick Springs Resort.

The subject property is currently zoned R-12, Single-Family Residential. Single-Family residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the districts.

The requested rezoning is R-M5, Multifamily Residential, a classification among multifamily residential districts established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

The applicant identifies the proposed use as duplexes.

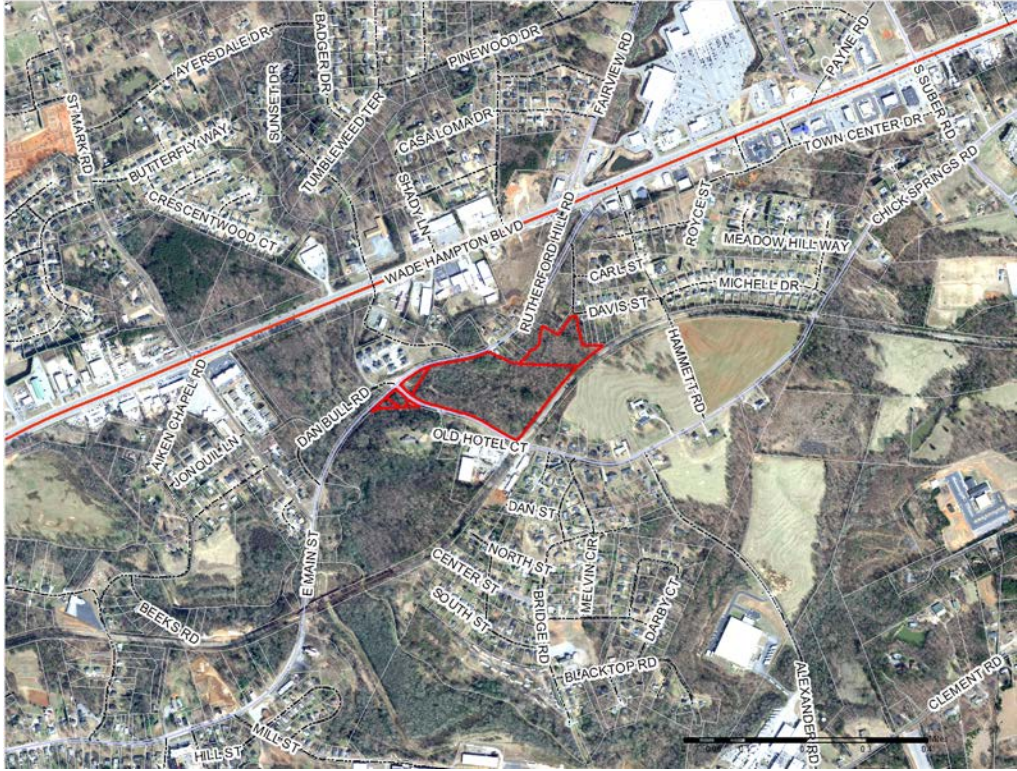
**CONCLUSION:**

It is staff’s opinion that this requested rezoning would have little negative impact on surrounding uses. The buildable area is limited to a portion of the site due to wetlands, topography, and the CSX rail line along the eastern boundary of the site. These site constraints will concentrate the density of units to a portion of the site; however, the potential to

improve connectivity exists to connect this development to the neighborhood to the north as well as with Chick Springs Road.

The R-M5 zoning is supported by the County comprehensive plan

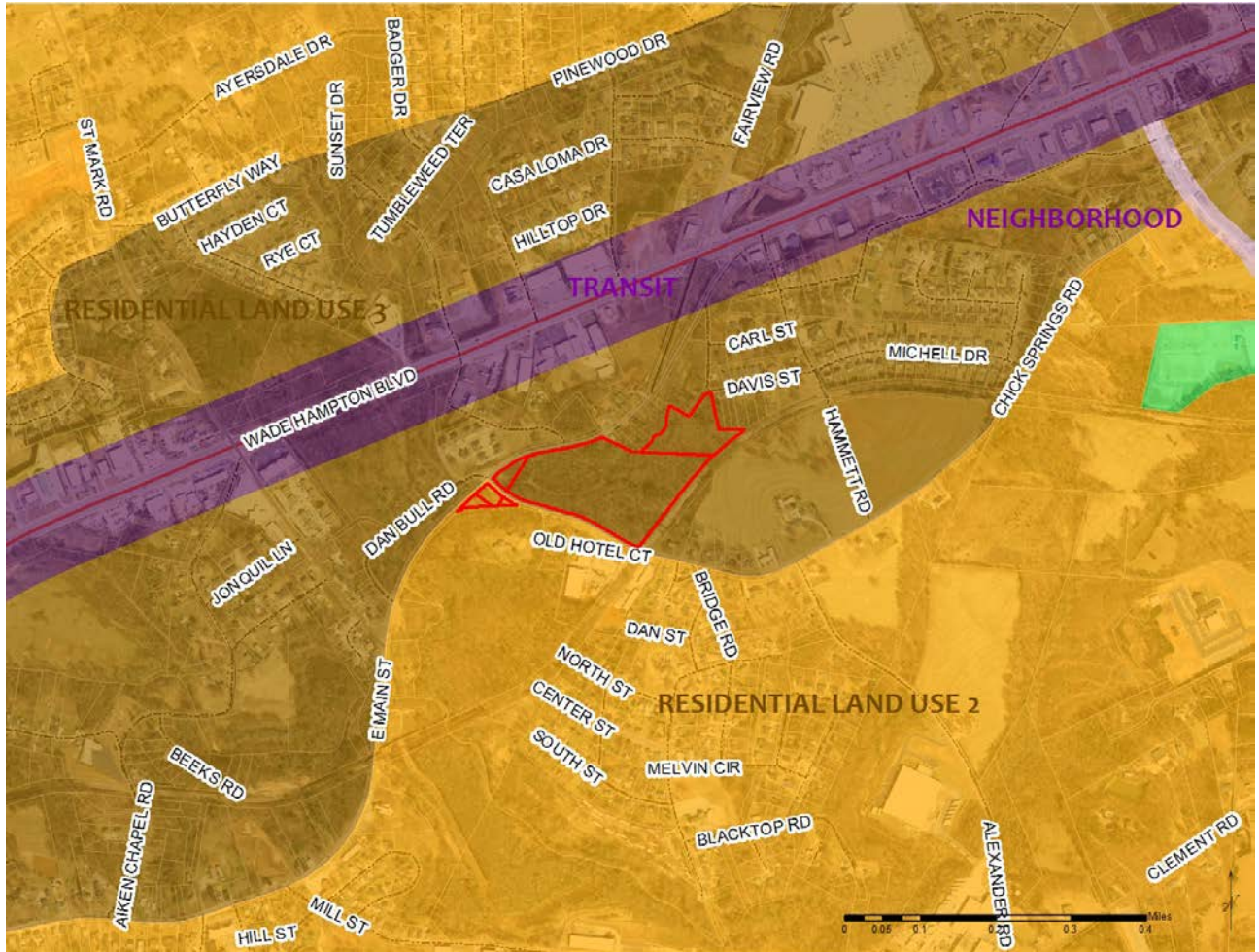
Based on these reasons, staff recommends approval of the application to rezone the subject site from R-12, Single-Family Residential, to R-M5, Multifamily Residential. The Planning Commission recommends approval.



Aerial photography, 2014







Future Land Use Map, Imagine Greenville