

Zoning Docket from June 24, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-39	Gordon E. Mann 4017-B Old Buncombe Road 0161000100400 (portion) S-1, Services to R-M10 Multifamily Residential	19	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 15, 2015 were:</p> <p><u>Speakers For:</u></p> <p>1) Gordon Mann – Applicant</p> <ul style="list-style-type: none"> • Proposing 24 duplex buildings/48 total units including 2 & 3 bedrooms units of brick construction. • Owns multiple homes adjacent to the property. • Will not be subsidized housing. <p><u>Speakers Against:</u></p> <p>1) Elizabeth Wade – 120 Woodland Dr.</p> <ul style="list-style-type: none"> • The west side doesn't need more apartments of any kind; the area needs new single-family detached homes. • Traffic causing problem with single entrance 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is 6.24 acres of mostly cleared property with a single access to Old Buncombe Road without frontage to other roadways. That single access point equates to approximately 40 feet of frontage.</p> <p>The applicant identifies the proposed use as multifamily residential.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-39

APPLICANT: Gordon E. Mann

PROPERTY LOCATION: 4000 Block of Old Buncombe Road

PIN/TMS#(s): 0161000100400 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-M10, Multifamily Residential

ACREAGE: 6.24

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was zoned in 1972 as part of Area 3.

EXISTING LAND USE: vacant, cleared

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	single-family residences, commercial businesses
East	S-1	single-family residences
South	R-10	access for electrical substation, Lakeview Middle School
West	I-1	warehousing, vacant

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Berea Sewer District

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan as *Residential Land Use 3* which prescribes an ideal residential density at 6 or more units per acre.

ROADS: Old Buncombe Road – Minor Arterial
Sulphur Springs Rd. – Minor Collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Old Buncombe Road	1,450' S	6,500	6,300 (-3%)	6,400 (+2%)

SUMMARY:

The subject property is 6.24 acres of mostly cleared property with a single access to Old Buncombe Road without frontage to other roadways. That single access point equates to approximately 40 feet of frontage.

The subject property is currently zoned S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties.

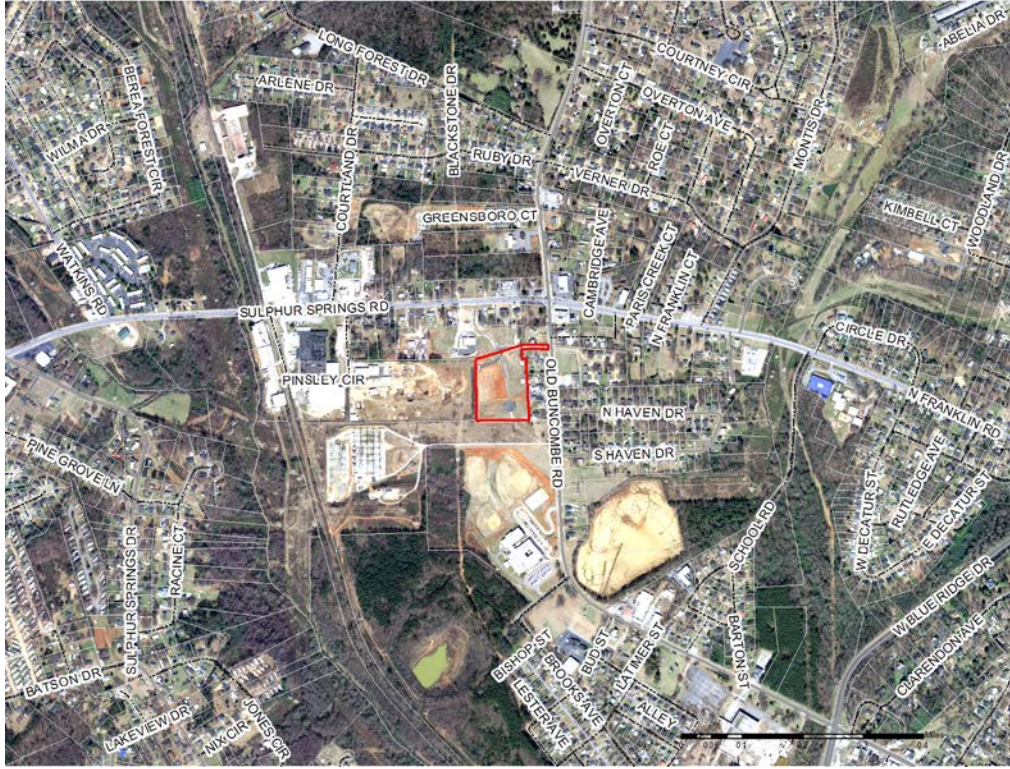
The requested rezoning is R-M10, Multifamily Residential. Multifamily residential districts are established to provide for varying population densities. The principal use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

The applicant identifies the proposed use as multifamily residential.

CONCLUSION:

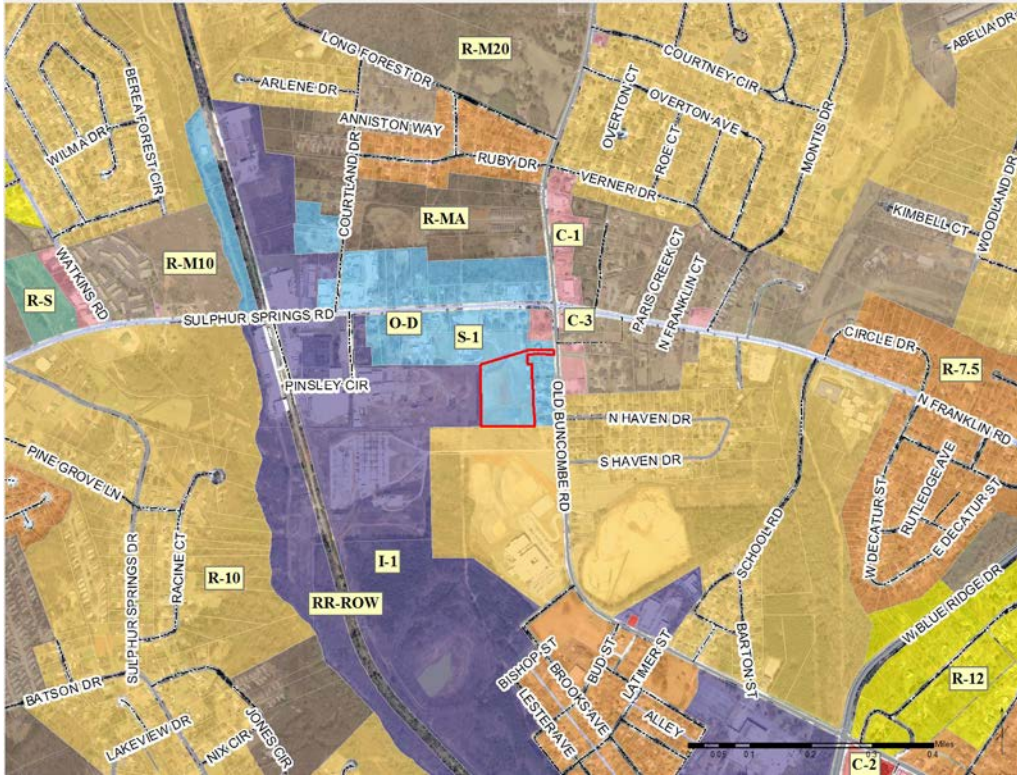
It is staff's opinion that this requested rezoning would have little negative impact on surrounding uses. The application is consistent with the County future land use map. The proximity to Lakeview Middle School is a benefit to higher density residential, offering carless travel for students and school employees. A direct pedestrian connection to the school (albeit via Duke Power property) would benefit future residents. One staff concern of the application is how the proposed boundary of the project cuts potential access to Sulphur Springs Road to the north.

Based on these reasons, staff recommends approval of the application to rezone the subject site from S-1, Services, to R-M10, Multifamily Residential. The Planning Commission recommends approval.

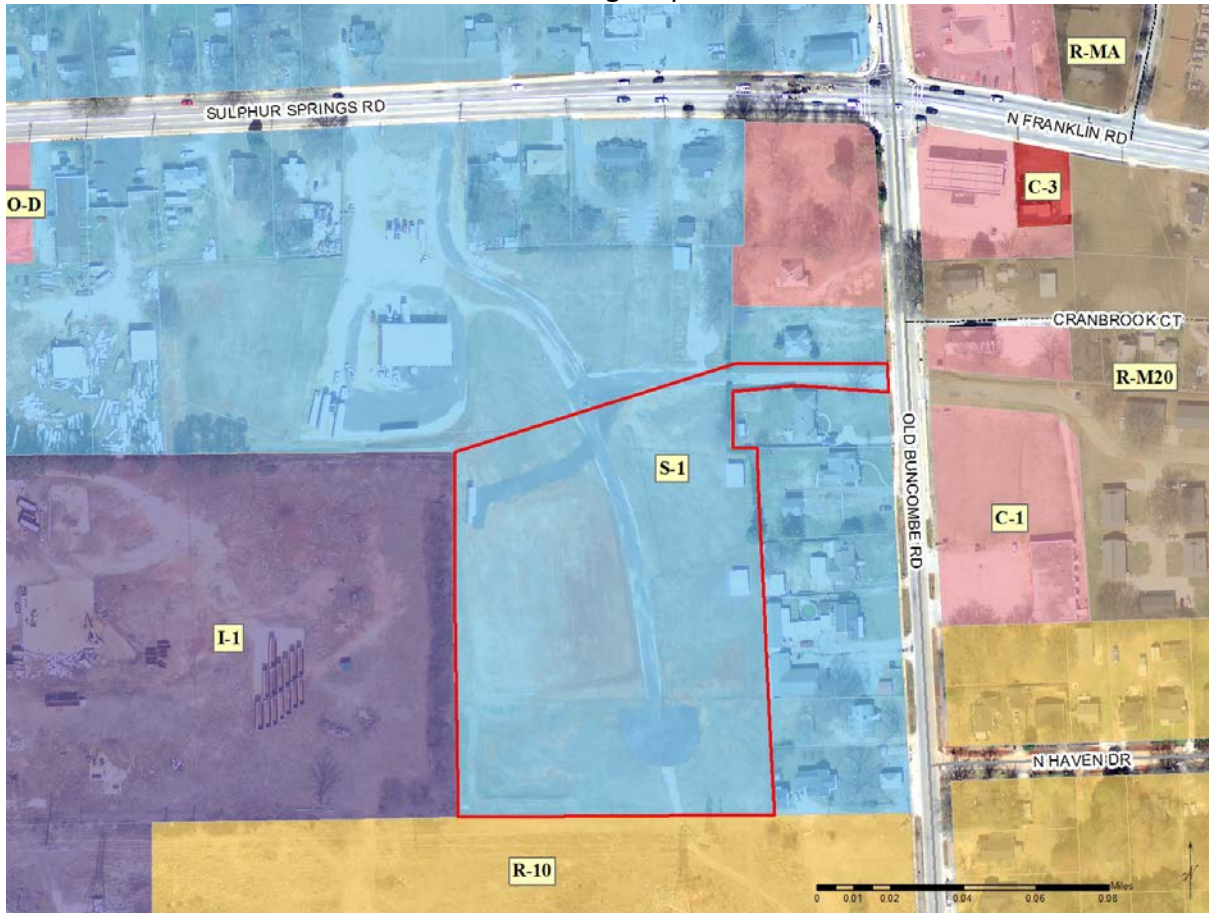


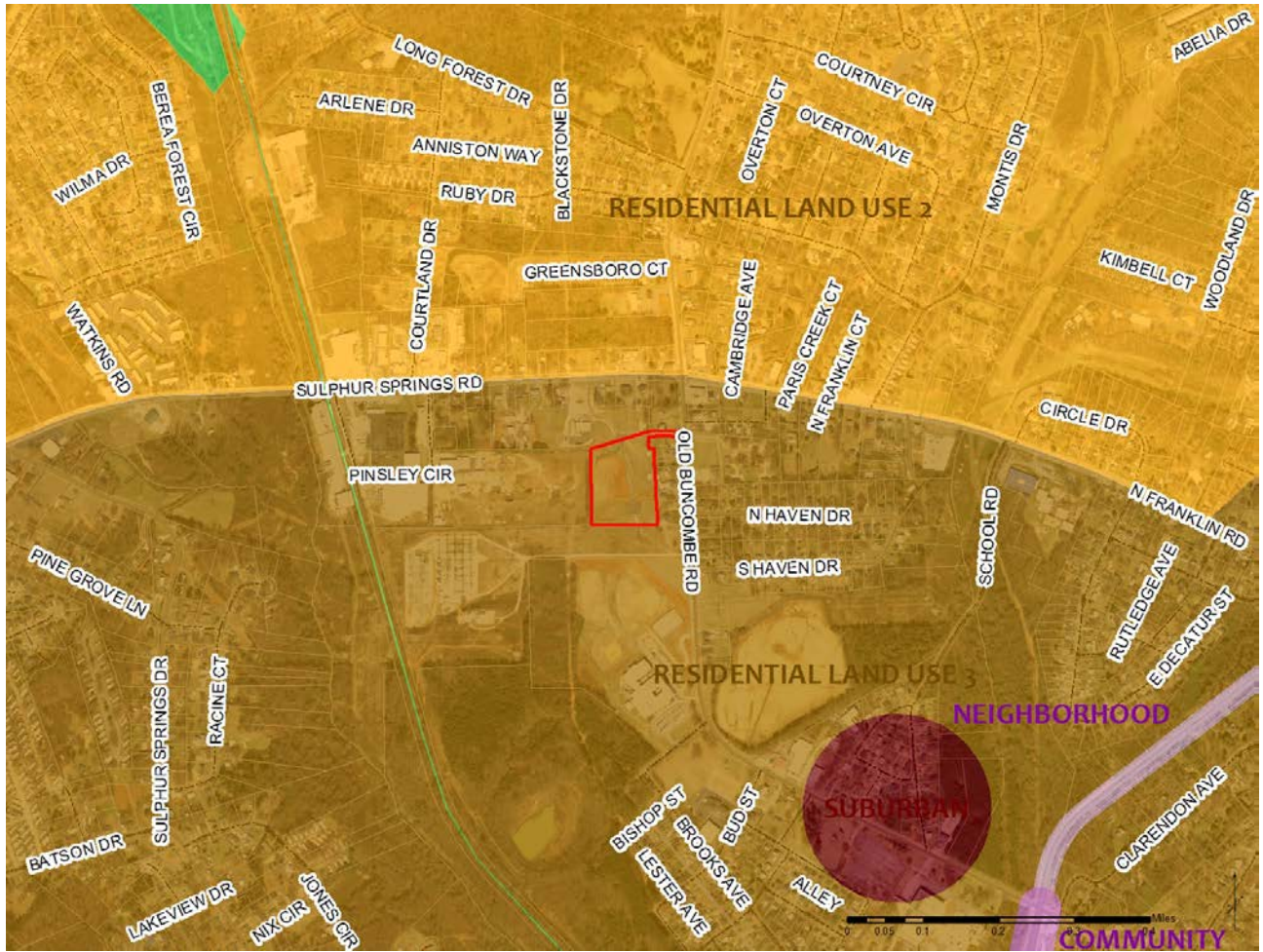
Aerial photography, 2014





Zoning Map





Future Land Use Map, Imagine Greenville