

Zoning Docket from June 24, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-45	Pat Gibson for Williams Rental Two, LLC 401, 403 and 405 Cedar Lane Rd 0142000400100 R-7.5, Single-Family Residential to R-M20, 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) Steven Watkins – for Applicant</p> <ul style="list-style-type: none"> • Property current has 2 duplex units and a 4 unit building; wants to continue using those buildings for residential. • Units have been vacant for 2 years; grandfathering has expired. • Planning to update buildings to attract similar residents as Monaghan Mill. • Has not received any indication that there is opposition in community. • Would consider R-M15 zoning as alternative. <p>2) Jorge Geraldo</p> <ul style="list-style-type: none"> • Glad to see the investment on that side of the City. <p><u>Speakers Against:</u></p> <p>None</p>	<p>Petition/Letter For:</p> <p>8</p> <p>Against:</p> <p>None</p>				
Staff Report	<p>The subject property is located east of W. Blue Ridge Drive and north of Monaghan Mill on the south side of Cedar Lane Road. These 0.6 acres of developed property with three multifamily residential structures. Approximately 260 feet of frontage exists along Cedar Lane Road and 105 feet along Hellams Road. The site was a nonconforming use with zoning, but renovations are needed following a 6 month vacancy of use. When a nonconforming use of land ceases for a continuous period of six months, subsequent use of the land shall conform to the regulations for the district in which the land is located (Section 9:3.5).</p> <p>The applicant identifies the proposed use as renovation of existing multifamily structures.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-45

APPLICANT: Pat Gibson for Williams Rental Two, LLC

PROPERTY LOCATION: 401, 403 and 405 Cedar Lane Road

PIN/TMS#(s): 0142000400100

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 0.6

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: Due to the geographic proximity of two zoning events, the parcel was originally zoned in 1972 and/or 1973 as part of Areas 3 and/or 4A, respectively.

EXISTING LAND USE: multifamily residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	commercial, retail businesses
East	O-D	office
South	R-7.5	single-family residences
West	R-7.5	single-family residences

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Parker Sewer District

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan, designated as *Residential Land Use 3* that prescribes density of 6 or more units per acre. Further, the site is adjacent to a *Neighborhood Corridor (Cedar Lane Road)*. These corridors are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience. Given the low volume and speed, access is largely unmanaged.

ROADS: Cedar Lane Road – Minor Arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2011	2012
Woodside Avenue	1,500' S	3,900	4,400 (+13%)	4,600 (+5%)

SUMMARY:

The subject property is located east of W. Blue Ridge Drive and north of Monaghan Mill on the south side of Cedar Lane Road. This 0.6 acres of developed property with three multifamily residential structures. Approximately 260 feet of frontage exists along Cedar Lane Road and 105 feet along Hellams Road. The site was a nonconforming use with zoning, but renovations are needed following a 6 month vacancy of use. When a nonconforming use of land ceases for a continuous period of six months, subsequent use of the land shall conform to the regulations for the district in which the land is located (Section 9:3.5).

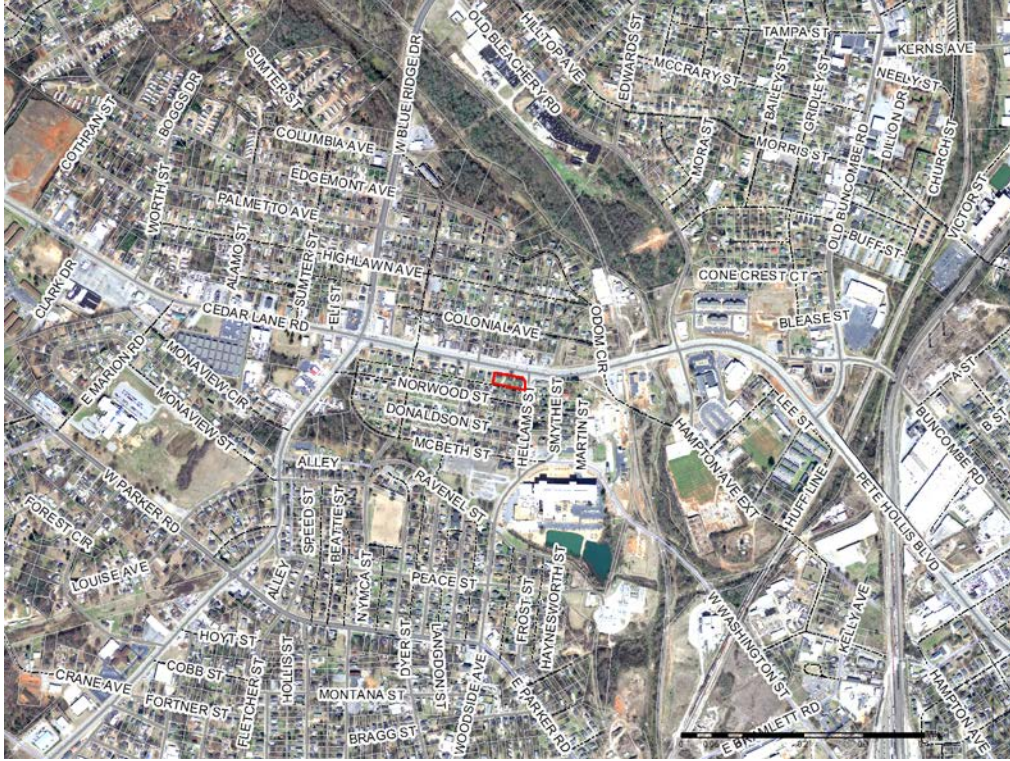
The subject property is currently zoned R-7.5, Single-Family Residential. These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly 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-M20, Multifamily Residential. These 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 renovation of existing multifamily structures.

CONCLUSION:

It is staff's opinion that this requested rezoning would have minimal negative impact on surrounding uses. The application is to continue and renovate an existing use, is complementary to the comprehensive plan, and would complement existing commercial businesses to the north. Based on these reasons, staff recommends approval of the application to rezone the subject site from R-7.5, Single-Family Residential, to R-M20, Multifamily Residential. The Planning Commission recommends approval.

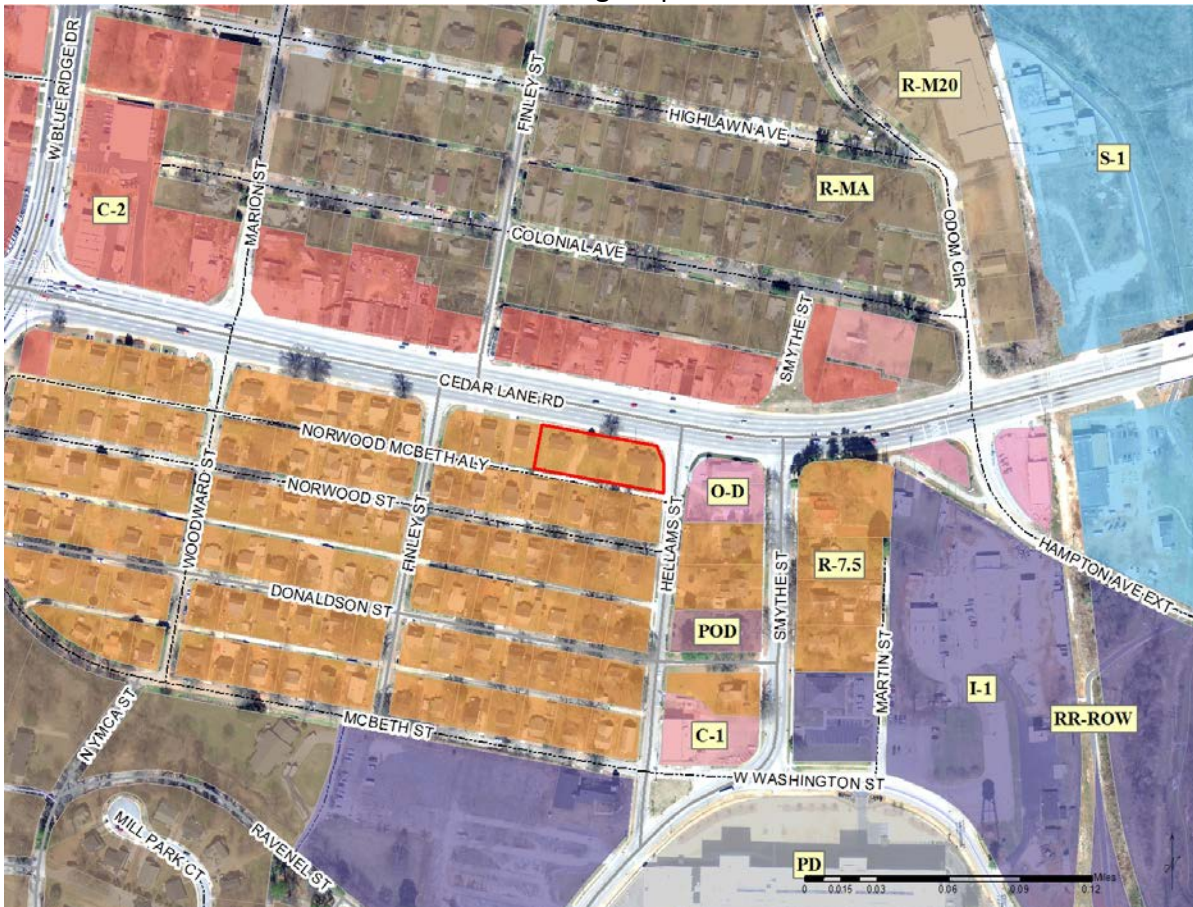


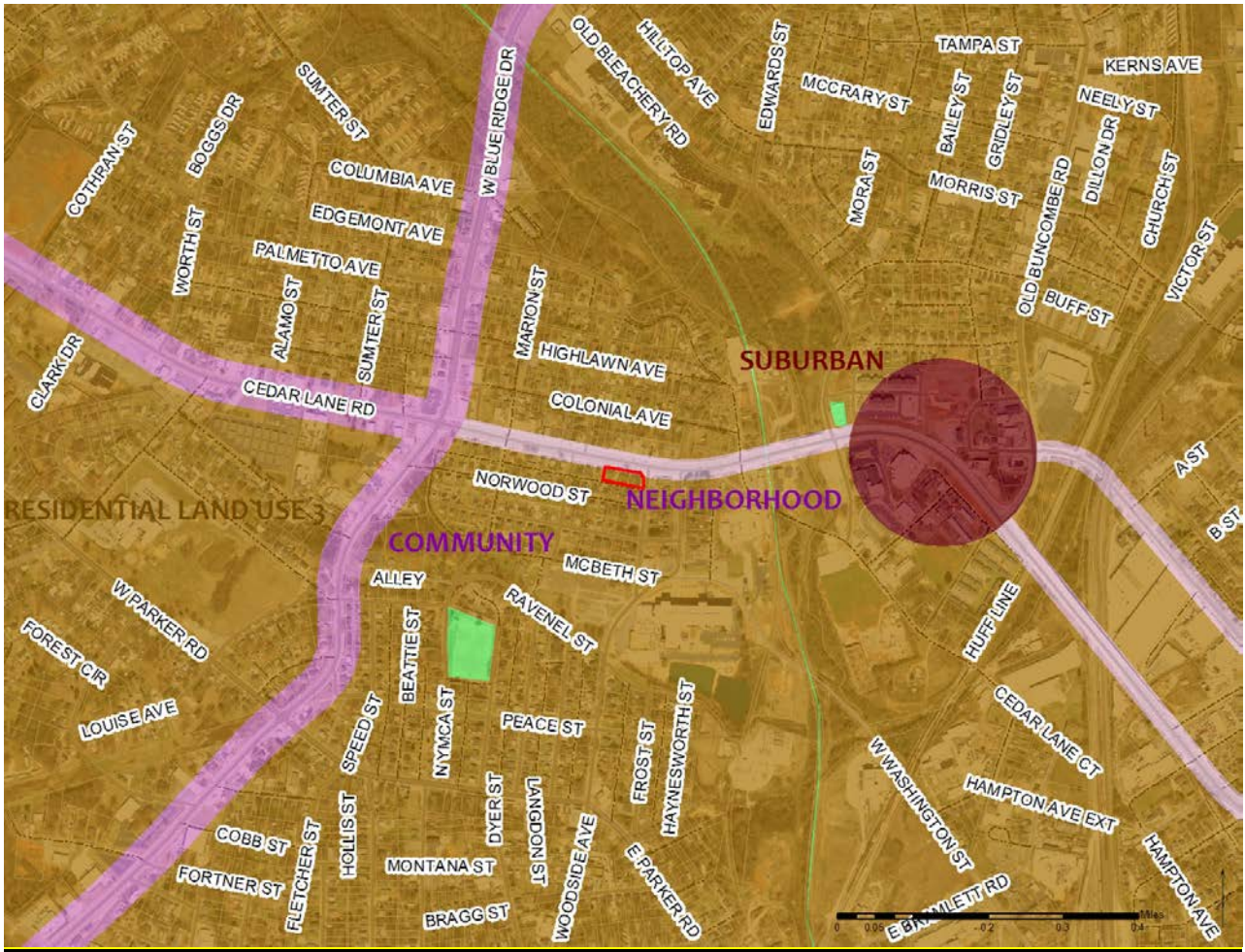
Aerial photography, 2014





Zoning Map





Future Land Use Map, Imagine Greenville