

Zoning Docket from November 16, 2015 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-67	Continental 361 Fund, LLC. c/o Sara L. Johnson for John D. Hollingsworth on Wheels, Inc. Hollingsworth Funds Inc. A SC North side of Laurens Road, southeast of I-85 M010030100100 (portion) and M010030100200 (portion) I-1, Industrial and S-1, Services To R-M16, Multifamily Residential	24	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Continental Properties Project Manager <ul style="list-style-type: none"> • Community to be called Springs at Laurens Road • Develop and own all properties • 12,000 market rate apartments in 16 states • Has already built an existing community in the County • Complies with Greenville County future land use map • Developing upscale housing development • Main access would line up with Vining’s Apartments • Size would include studio to 3-Bedroom apartments • Conducted a traffic study, left turn lane needed from Laurens Road into development • Two story, direct access, gated community • Attached and detached garages 2) Manager at Springs of Greenville Development <ul style="list-style-type: none"> • 304 apartment homes • 91% - 95% occupancy rate <p><u>Speakers Against:</u> None</p> <p>List of meetings had previously before staff meeting. 9/29/15 County Square – among staff and engineer 11/16/15 County Square – among staff, applicant and engineer</p>				<p>Petition/Letter For: None</p> <p>Against: None</p>	
Staff Report	<p>The subject parcels is about 18.4 acres of property located on two portions of parcels on Laurens Road approximately 0.9 miles southeast of Interstate 85. The parcels have approximately 690 feet of frontage along Laurens Road.</p> <p>The applicant states the proposed land us is for Class-A market rate multifamily apartment development.</p> <p>It is staff’s opinion that this requested rezoning would not have significant impact to the surrounding area, which is appropriately served by established infrastructure for this infill</p>					

Zoning Docket from November 16, 2015 Public Hearing

site. The Future Land Use map supports this intensity of redevelopment by both the community and corridor designations.

The property is located adjacent to the City of Greenville and the CU-ICAR Millennium Campus. Since 2005, this area of the City, bounding to the east and north of the subject site, has included architectural guidelines with planning standards and design guidelines. These strategies do not apply to the subject property but are manifest in the adjacent development to the east, Innovation Apartments, as well as the Bon Secours Millennium Campus, CU-ICAR campus, and the Hubble Lighting headquarters.

Based on these reasons, staff recommends approval of the application to rezone the subject site to R-M16, Multifamily Residential from I-1, Industrial and S-1, Services.

Planning Report

DOCKET NUMBER: CZ-2015-67

APPLICANT: Continental 361 Fund, LLC. c/o Sara L. Johnson for John D. Hollingsworth on Wheels, Inc. Hollingsworth Funds Inc. A SC

PROPERTY LOCATION: 3400 block of Laurens Road

PIN/TMS#(s): M010030100100 (portion) and M010030100200 (portion)

EXISTING ZONING: I-1, Industrial and S-1, Services

REQUESTED ZONING: R-M16, Multifamily Residential

AREA: 18.4 acres

COUNCIL DISTRICT: 24 - Seman

ZONING HISTORY: This parcel was zoned I-1, Industrial in May 1971 as part of Area 2.

EXISTING LAND USE: warehouse and office space

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 (City)	vacant wooded
East	S-1 (City)	multifamily residential (Innovation Apartments)
South	S-1 (City)	vacant wooded and multifamily residential (Vinings at Laurel Creek Apartment Complex)
West	I-1	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: In Metro Sewer service area, provider to be determined.

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

The subject property is also designated as a *Transit Corridor* linking Greenville County’s urban areas, major employment centers, municipalities, and other regional and community centers. The land uses along these corridors should support a future mass transit system and incorporate an even balance of both residential and commercial development.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
--	--------	----------------	-----------	-------------

<i>Current</i>	<i>S-1 and I-1</i>	<i>0 units/acre</i>	18.4	<i>0 units</i>
Requested	R-M16	16 units/acre		294 units

A successful rezoning may add up to 294 units.

ROADS:

Laurens Road: six-lane State-maintained major arterial freeway/expressway

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Laurens Road	400' W	27,200	21,500 -21.0%	25,600 19.1%
Fairforest Way	2,900' SW	7,500	6,300 -16%	7,400 17.5%

SUMMARY:

The subject property is about 18.4 acres on portions of two parcels located on Laurens Road approximately 0.9 miles southeast of Interstate 85. The parcels have approximately 690 feet of frontage along Laurens Road.

The east side of the subject site is 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 west side of the subject area is zoned I-1, Industrial. This district is established as a district for manufacturing plants, assembly plants, and warehouses. The regulations are intended to protect neighboring land uses from potentially harmful noise, odor, smoke, dust, glare, or other objectionable effects, and to protect streams, rivers, and the air from pollution.

The application is requesting to rezone the property to R-M16, Multifamily Residential. This district is established to provide for varying population densities. The principle 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 states the proposed land use is for a Class-A, market rate, multifamily apartment development.

CONCLUSION:

It is staff's opinion that this requested rezoning would not have significant impact to the surrounding area, which is appropriately served by established infrastructure for this infill site. The Future Land Use map supports this intensity of redevelopment by both the community and corridor designations.

The property is located adjacent to the City of Greenville and the CU-ICAR Millennium Campus. Since 2005, this area of the City, bounding to the east and

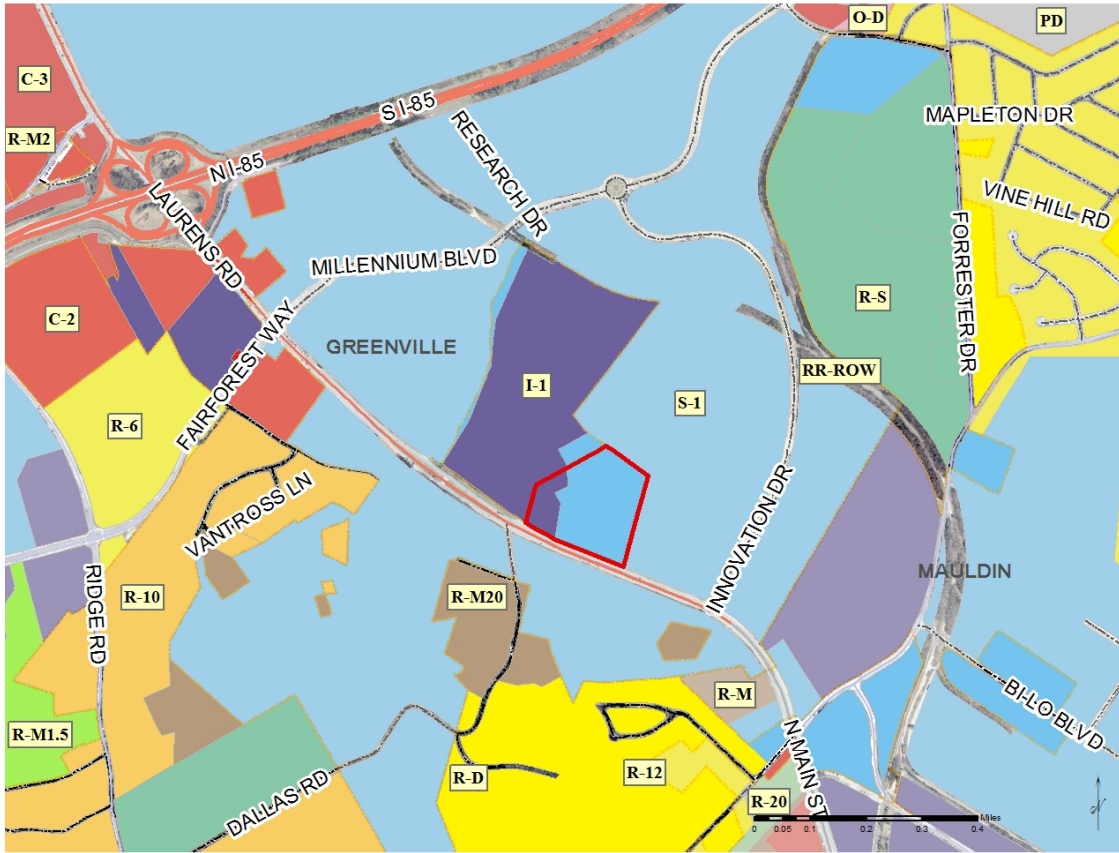
north of the subject site, has included architectural guidelines with planning standards and design guidelines. These strategies do not apply to the subject property but are manifest in the adjacent development to the east, Innovation Apartments, as well as the Bon Secours Millennium Campus, CU-ICAR campus, and the Hubble Lighting headquarters.

Based on these reasons, staff recommends approval of the application to rezone the subject site to R-M16, Multifamily Residential from I-1, Industrial and S-1, Services. The Planning Commission recommended approval.

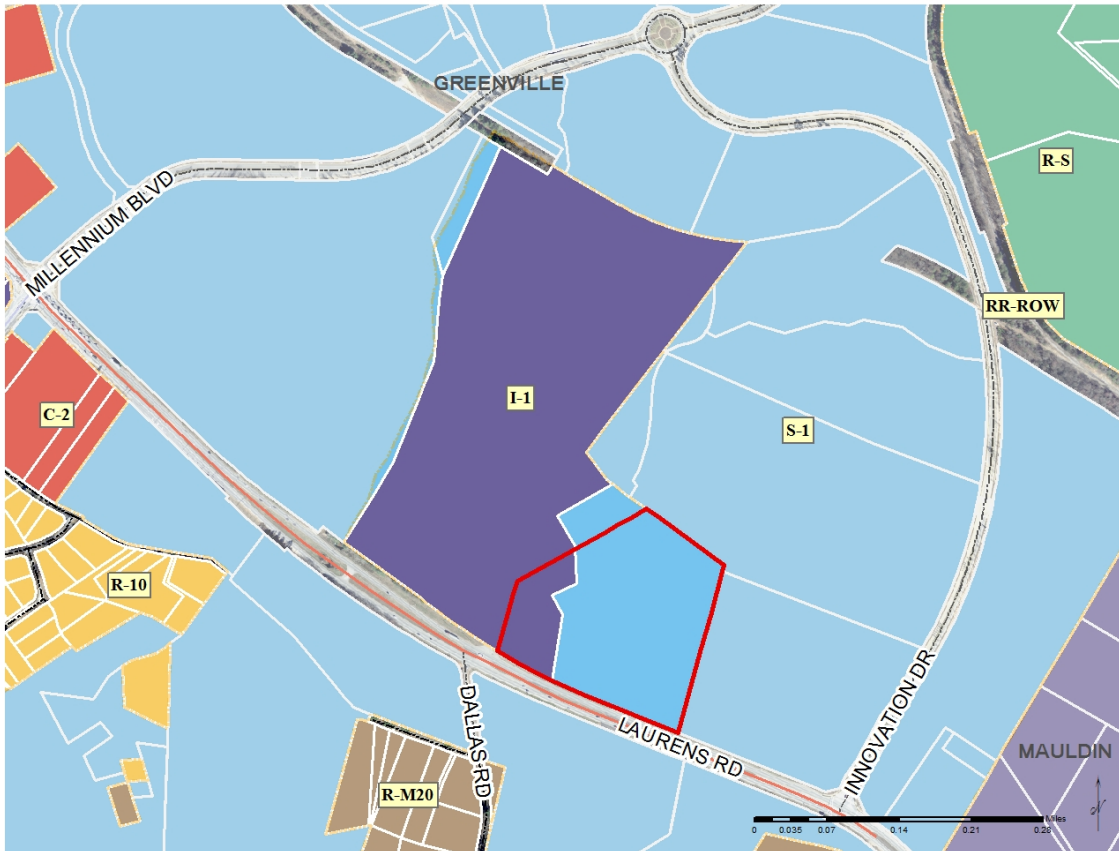


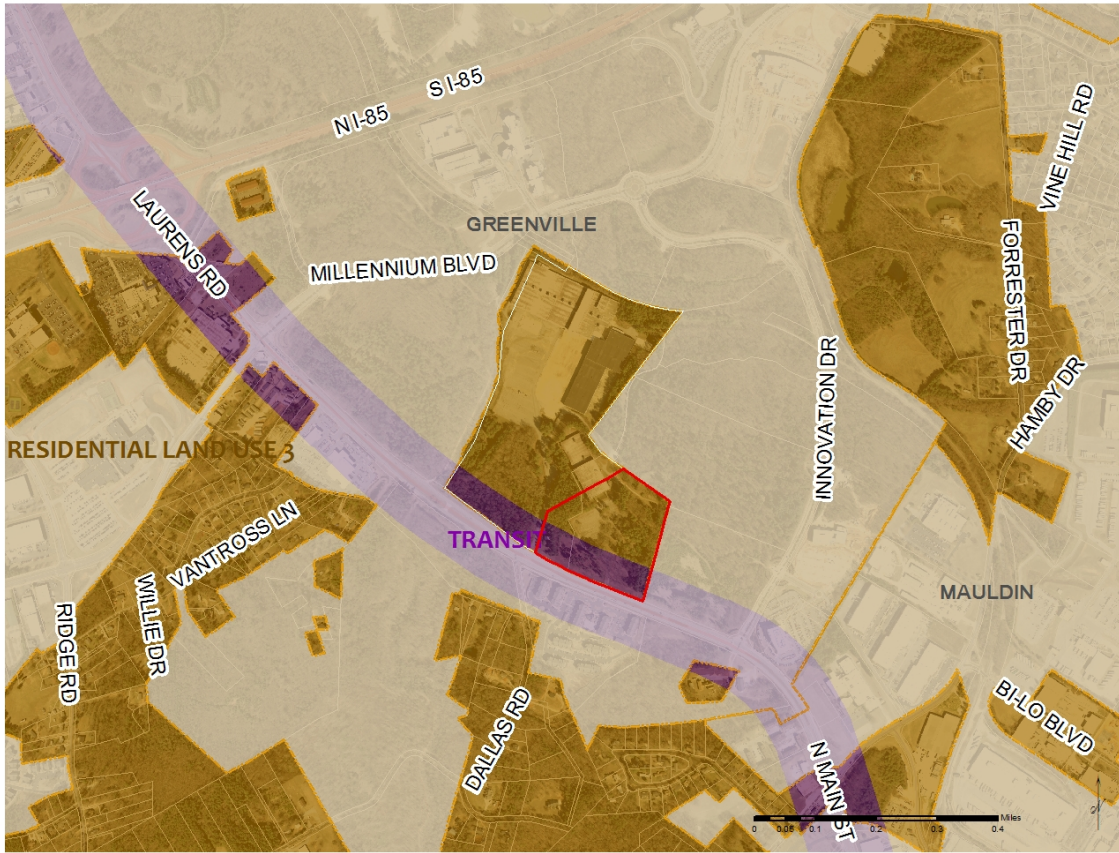
Aerial Photography, 2014





Zoning Map





Future Land Use Map