

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	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 with staff: 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>					

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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.