

**Zoning Docket from January 11, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-01	Lisa Lanni c/o McMillan Pazdan Smith Architecture for Campbell Young Leaders 601 E. Bramlett Road 0137001100100 I-1, Industrial to R-7.5, Single-Family Residential	23	Approval	Approval		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) William Brown – Founder of Legacy of Charter School</p> <ul style="list-style-type: none"> <li>• Have 1272 students currently on their campus</li> <li>• Largest Title 1 school in Greenville</li> <li>• Only school to have physical education every day</li> <li>• Need more gym space for children</li> <li>• Need to reach an earlier age, adding preschool to their program</li> </ul> <p><u>Speakers Against:</u></p> <p>1) None</p> <p><b>List of meetings with staff:</b></p> <ul style="list-style-type: none"> <li>• December 7, 2015 – meeting with applicant/ owner, engineer</li> </ul>				<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>	
<b>Staff Report</b>	<p>The subject parcel is 5.5 acres of property located on East Bramlett Road and North Vance Street, less than a mile east of West Blue Ridge Road. The subject parcel has approximately 680 feet of frontage along East Bramlett Road and 425 feet of frontage along North Vance Street.</p> <p>The applicant states the proposed land use is for K-3 and K-4 classroom building and gymnasium.</p> <p>It is staff’s opinion that this requested rezoning would have little impact on the surrounding area. Although the stated use is for an expansion of the adjacent school, the potential of the proposed zoning to allow single-family residential also aligns with current uses and future land use found in the comprehensive plan. The expansion of the school would require a special exception through the Board of Zoning Appeals, but the stated use is also consistent with the surrounding uses.</p> <p>Based on these reasons, staff recommends approval of the requested R-7.5, Single-Family Residential.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-01

**APPLICANT:** Lisa Lanni c/o McMillan Pazdan Smith Architecture for Campbell Young Leaders

**PROPERTY LOCATION:** 601 E. Bramlett Road

**PIN/TMS#(s):** 0137001100100

**EXISTING ZONING:** I-1, Industrial

**REQUESTED ZONING:** R-7.5, Single-Family Residential

**ACREAGE:** 5.5

**COUNCIL DISTRICT:** 23 - Norris

**ZONING HISTORY:** The parcel was zoned I-1, Industrial in June 1973 as part of Area 4A.

**EXISTING LAND USE:** warehouse, wooded

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-MA, C-2	single-family residences, commercial services
East	I-1	rail utility office, rail ROW, Swamp Rabbit Trail
South	R-7.5	single-family residences
West	R-7.5	school (Legacy Charter School)

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**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.

**INDUSTRIAL POTENTIAL:** According to the Greenville Area Development Corporation (GADC), this site has limited industrial viability due to its vicinity and size. The GADC has no objection to this request.

**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
Current	I-1	0 units/acre	5.25	0 units
Requested	R-7.5	5.8 units/acre		30 units

A successful rezoning may add up to 30 units.

**ROADS:** East Bramlett Road: two-lane State-maintained minor collector

North Vance Street: two-lane State maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2014
Willard Street	1,900' SW	300	325 8.3%	275 -15.4%
Bramlett Road	2,700' W	3,000	2,500 -16.7%	2,500 0%
Woodside Avenue	3,250' NW	3,900	4,100 5.1%	4,400 7.3%

**SUMMARY:**

The subject parcel is 5.5 acres of property located on East Bramlett Road and North Vance Street, less than a mile east of West Blue Ridge Road. The subject parcel has approximately 680 feet of frontage along East Bramlett Road and 425 feet of frontage along North Vance Street.

The subject parcel 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 applicant is requesting to rezone the property to R-7.5, Single-Family Residential. This district is established as an area 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 this district is 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 district.

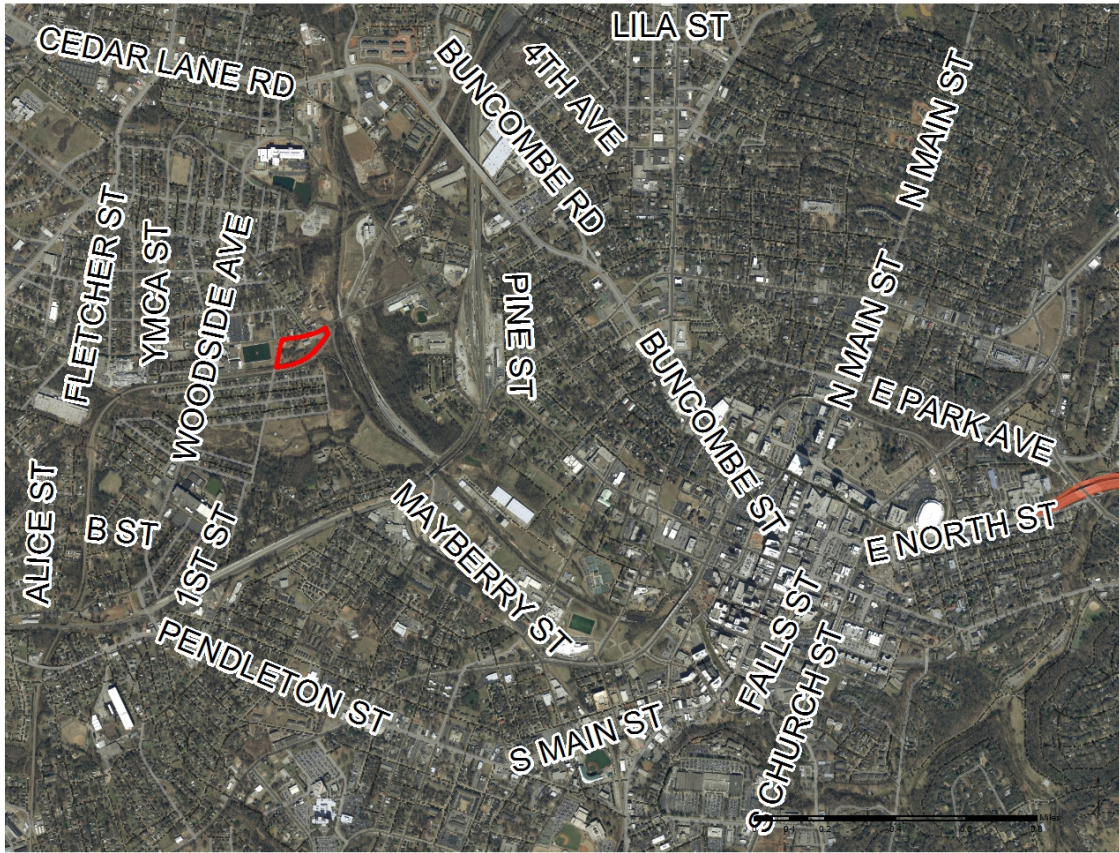
The applicant states the proposed land use is for K-3 and K-4 classroom building and gymnasium.

**CONCLUSION:**

It is staff's opinion that this requested rezoning would have little impact on the surrounding area. Although the stated use is for an expansion of the adjacent school, the potential of the proposed zoning to allow single-family residential also aligns with current uses and future land use found in the comprehensive plan. The expansion of the school would require a special exception through the Board of Zoning Appeals, but the stated use is also consistent with the surrounding uses.

Based on these reasons, staff recommends approval of the requested R-7.5, Single-Family Residential.

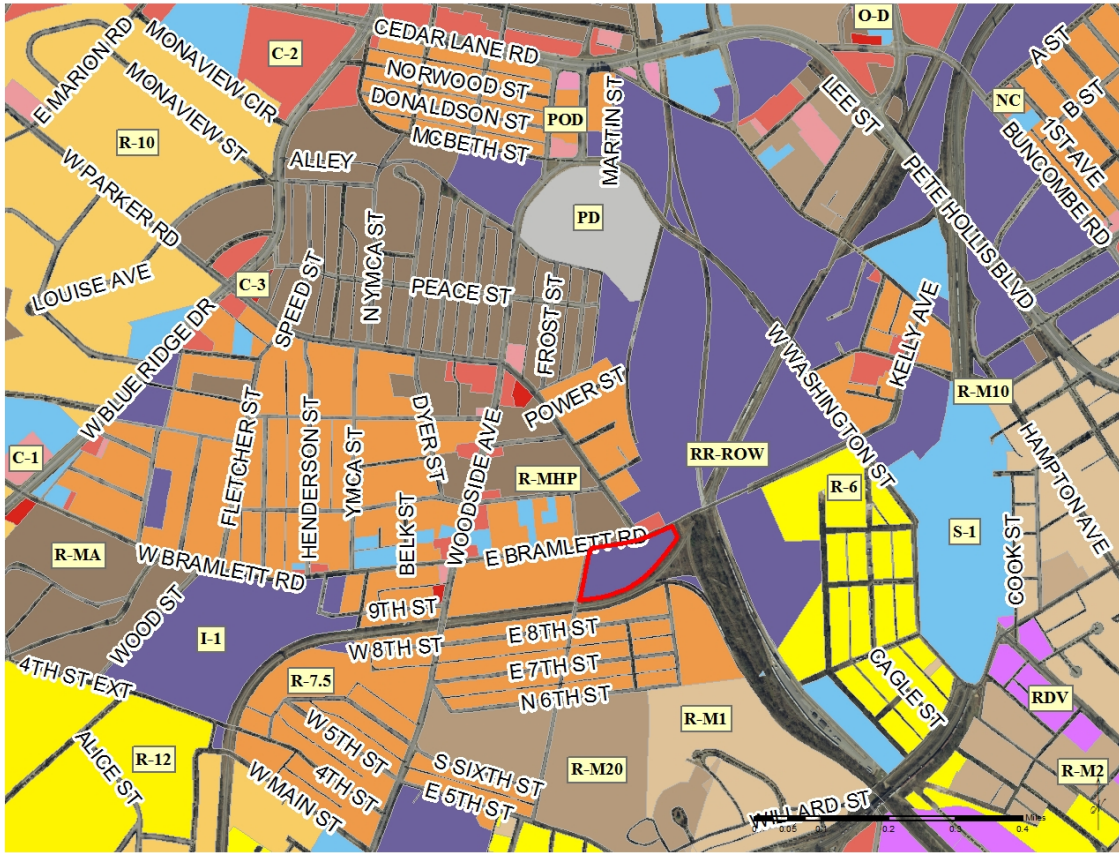




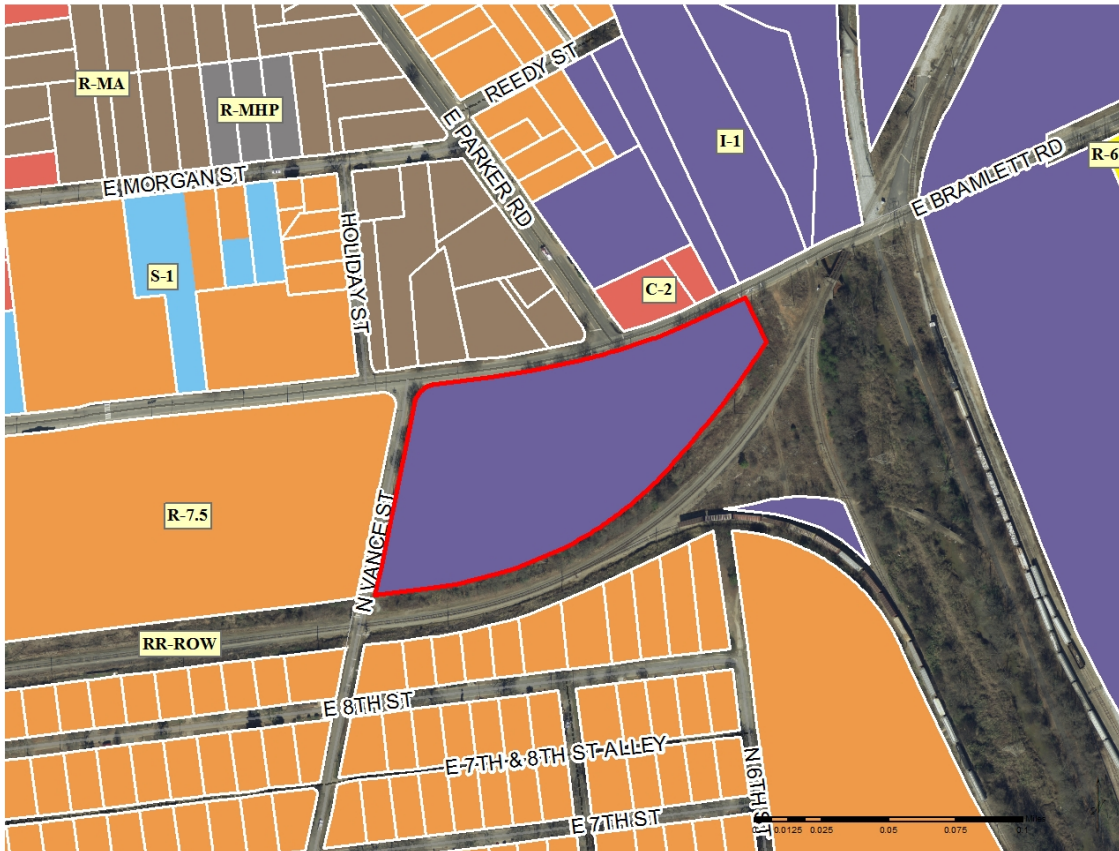
Aerial Photography, 2014







Zoning Map





Imagine Greenville, Future Land Use Map