

Zoning Docket from March 14, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-21	Joshua Joseph Bucher for ASGA, LP 300 Hammett Street 0153000100100 I-1, Industrial & S-1, Services To R-MA, Multifamily Residential	23	Approval	Approval 3/23/16		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Showed presentation • Good traffic circulation, two main entrances will be afforded to the site • Historic rehab project (U.S. Parks Service, Part II approved) • Non-historic contributing buildings to be removed • All parking on-site • 200-221 apartment units • Rental rate: unknown 2. Resident <ul style="list-style-type: none"> • Project would add value to the neighborhood <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) President of Poe Mill Association <ul style="list-style-type: none"> • Requested additional time to address issues with the developer • Concerned to move the project/ community ahead • Suggested a 30-day deferment to the process <p>List of meetings with staff: June 10, 2015 – applicant, engineer</p>					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 13 acre of property located on Hammett Street approximately 0.65 miles northeast of the intersection of Pete Hollis Boulevard and Old Buncombe Road intersection. The parcel has approximately 300 feet of frontage along Hammett Street and 1,000 feet of frontage along Victor Street. Floodplain is present mainly along the S-1 portion of the property, but is also present in the I-1 section of the property.</p> <p>The applicant states the proposed land use is for residential. Recent residential development trends include the renovation of historic mills into apartment complexes. The Spinning Mill, located on the edge of the Poe Mill neighborhood, is another project with similar characteristics to previous mill conversion projects. The proximity to a vital neighborhood (historic mill villages), downtown amenities, and downtown workplaces, makes these locations ideal for higher density residential.</p> <p>It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area. The proposal is consistent with future land use plan.</p> <p>Based on these reasons, staff recommends approval of the request for R-MA, Multifamily Residential.</p>					

DOCKET NUMBER: CZ-2016-21
APPLICANT: Joshua Joseph Bucher for ASGA, LP

PROPERTY LOCATION: 300 Hammett Street

PIN/TMS#(s): 0153000100100

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

REQUESTED ZONING: R-MA, Multifamily Residential

ACREAGE: 13

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned I-1, Industrial, and S-1, Services, in April 1972 as part of Area 3.

EXISTING LAND USE: warehouse

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	R-7.5 and I-1	single-family residential and warehouse
South	I-1	parking lot
West	R-M20	vacant wooded

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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

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	11.92	0 units
	S-1	0 units/acre		0 units
Requested	R-MA	20 units/acre		238 units

successful rezoning may add up to 238 units.

ROADS: Hammett Street: two-lane County-maintained local
Victor Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Cedar Lane Road	2,600' SE	17,500	18,700 6.9%	17,600 -5.9%
Old Bleachery Road	3,300' SW	1,800	1,300 -27.8%	1,600 23.1%

SUMMARY:

The subject parcel is 13 acre of property located on Hammett Street approximately 0.65 miles northeast of the intersection of Pete Hollis Boulevard and Old Buncombe Road. The parcel has approximately 300 feet of frontage along Hammett Street and 1,000 feet of frontage along Victor Street. A significant amount of floodplain is present on the property.

A portion of 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.

A portion of the subject parcel 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. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

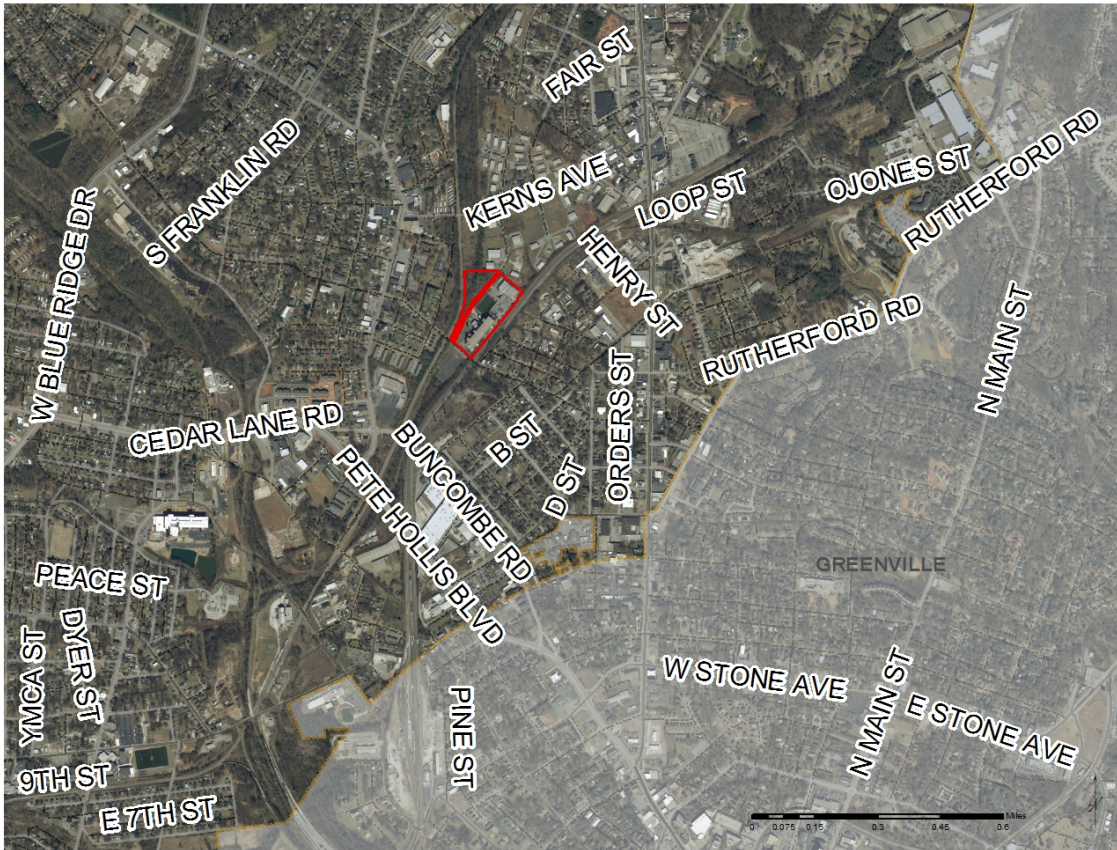
The applicant is requesting to rezone the property to R-MA, Residential Multifamily. This residential district is established to provide for high population density. The principal use of land is for two-family and multiple-family dwellings, manufactured homes and manufactured home subdivisions, and the recreational, religious, and educational facilities that are normally required to provide an orderly and attractive residential area.

The applicant states the proposed land use is for residential. Recent residential development trends include the renovation of historic mills into apartment complexes. The Spinning Mill, located on the edge of the Poe Mill neighborhood, is another project with similar characteristics to previous mill conversion projects. The proximity to a vital neighborhood (historic mill villages), downtown amenities, and downtown workplaces, makes these locations ideal for higher density residential.

CONCLUSION:

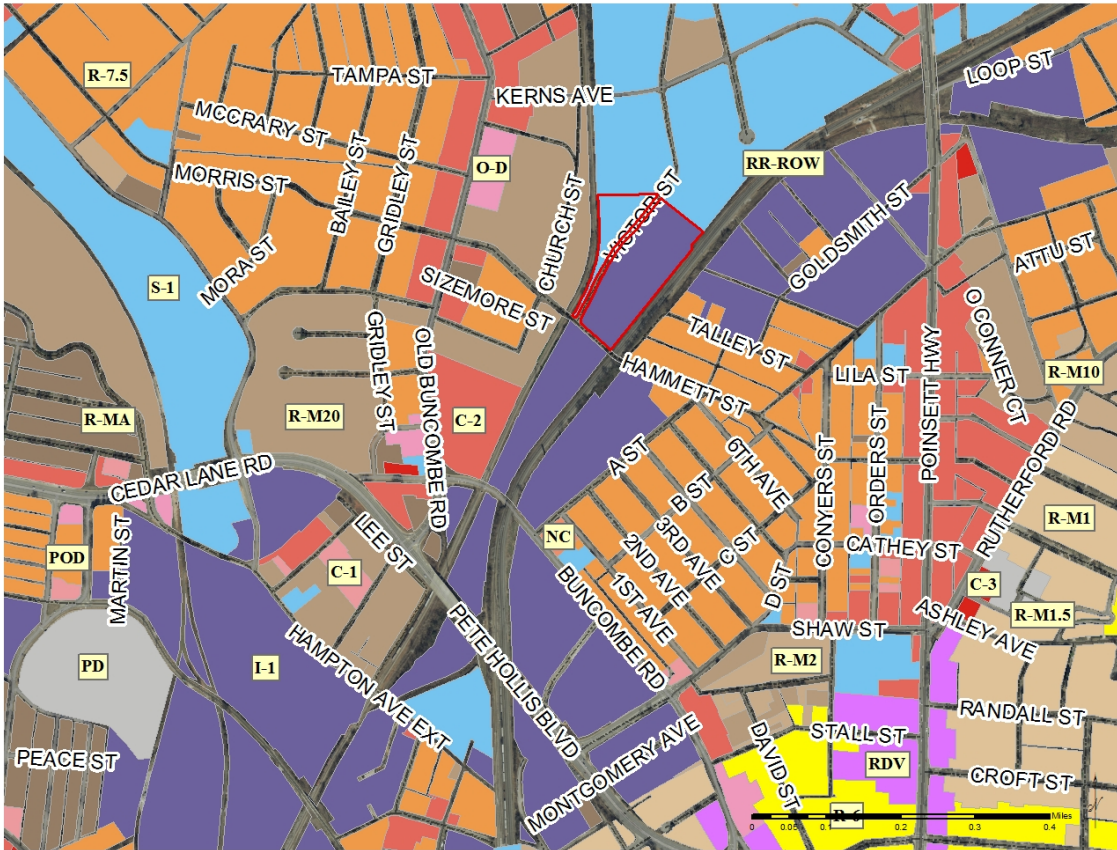
It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area. The proposal is consistent with future land use plan.

Based on these reasons, staff recommends approval of the request for R-MA, Multifamily Residential. The Planning Commission recommends approval.

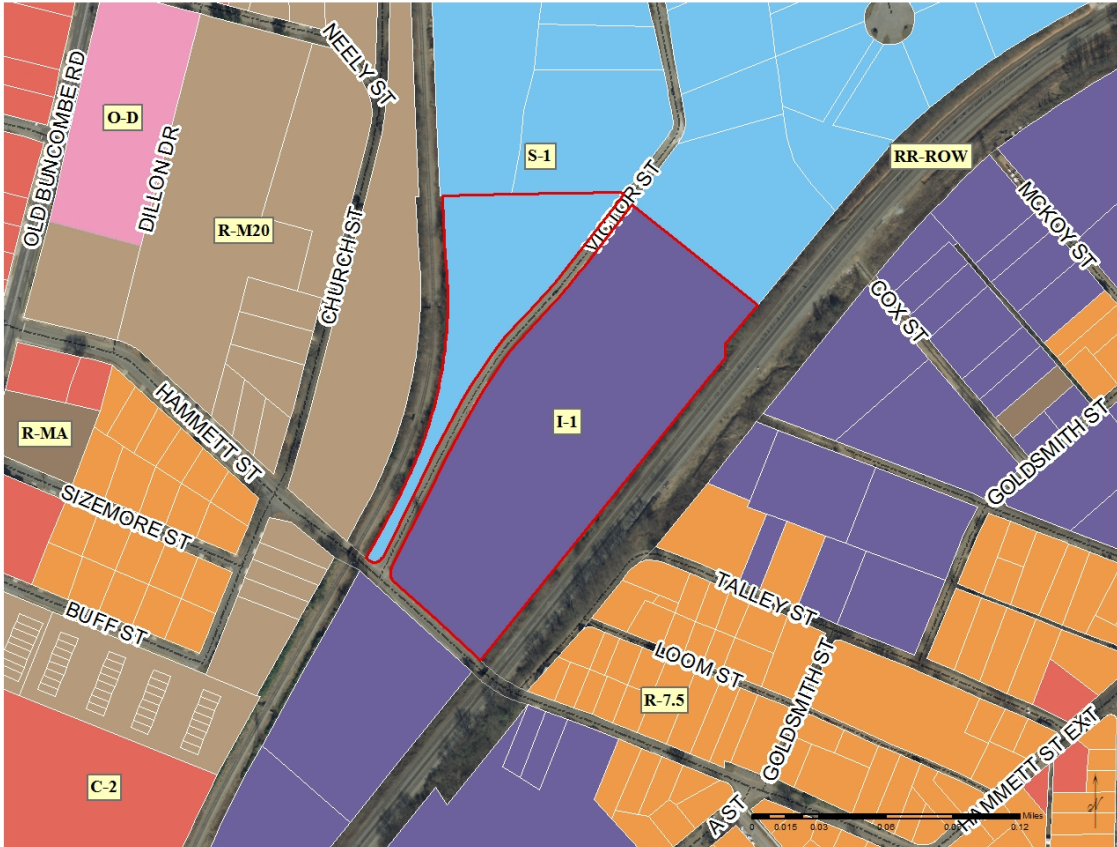


Aerial Photography, 2014





Zoning Map





Future Land Use Map