

Zoning Docket from May 16, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-35	Timothy Andrew Brett for James A. Harris 3100 Block of Grandview Drive 0306000200702 S-1, Services to R-M16, Multifamily Residential	28	Approval	Approval 5/25/16	6/6/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Bob Knight, representing Tim Brett <ul style="list-style-type: none"> • Introduced Mr. Ford 2) Frank Ford, Direct of Development, Evolve Properties <ul style="list-style-type: none"> • Regional developer • Showed provided presentation • 240 unit development • 10- 24 unit buildings (1- and 2- bedroom units) with patio/ storage units • 28 garage spaces in 7 buildings • Full time onsite management • Pool, cabana • Showed slides of a development in Asheville • Mixed materials, stone, brick, hardiplank • Private company would be hired for trash collection • Residents would take either right or left out of the site <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 15.6 acres of property located on Grandview Drive approximately 0.4 miles southwest of the intersection of West Georgia Road and Interstate 385. The parcel has approximately 1,100 feet of frontage along Grandview Drive.</p> <p>The applicant is requesting to rezone the property to R-M16, Multifamily Residential. This residential 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.</p> <p>The applicant states the proposed land use is for residential/ multifamily. The location is adjacent to an existing R-HI (Residential High Density) zoning (City of Simpsonville) that is developed as a multi-family residential complex. Also, with the exposure to the adjacent interstate, the site may have been equally or more suited for office use.</p> <p>It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the request for R-M16, Multifamily Residential.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-35

APPLICANT: Timothy Andrew Brett for James A. Harris

PROPERTY LOCATION: 3100 Block of Grandview Drive

PIN/TMS#(s): 0306000200702

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-M16, Multifamily Residential

ACREAGE: 15.6

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in December 1994, as part of Area 10. There was a successful S-1, Services rezoning request in 1995, CZ-1995-86.

EXISTING LAND USE: vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 and B-G	motel, restaurant and vacant wooded (City of Simpsonville)
East	I-1 and B-G	vacant wooded, industrial and warehouse (City of Simpsonville)
South	R-HI	apartment complex (City of Simpsonville)
West	R-OI	single-family residential (City of Simpsonville)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designates as an *Employment Center*. These centers are located strategically throughout the region in order to take advantage of existing infrastructure such as nearby high-capacity transportation networks. Employment Centers draw people from nearby communities and neighborhoods by providing a mix of jobs and services in close proximity to one another. These centers are characterized by large and small scale industrial and service uses as well as a mixture of convenience oriented retail and services such as restaurants and drug stores. With such a high concentration of jobs, medium to high density workforce housing may also be appropriate within these centers.

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</i>	<i>0 units/acre</i>	15.23	<i>0 units</i>
Requested	R-M16	16 units/acre		244 units

A successful rezoning may add up to 244 units.

ROADS:

Grandview Drive: two-lane State-maintained minor-collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Grandview Drive	0'	4,600	4,600 0%	4,800 4.3%

SUMMARY:

The subject parcel is 15.6 acres of property located on Grandview Drive approximately 0.4 miles southwest of the intersection of West Georgia Road and Interstate 385. The parcel has approximately 1,100 feet of frontage along Grandview Drive.

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.

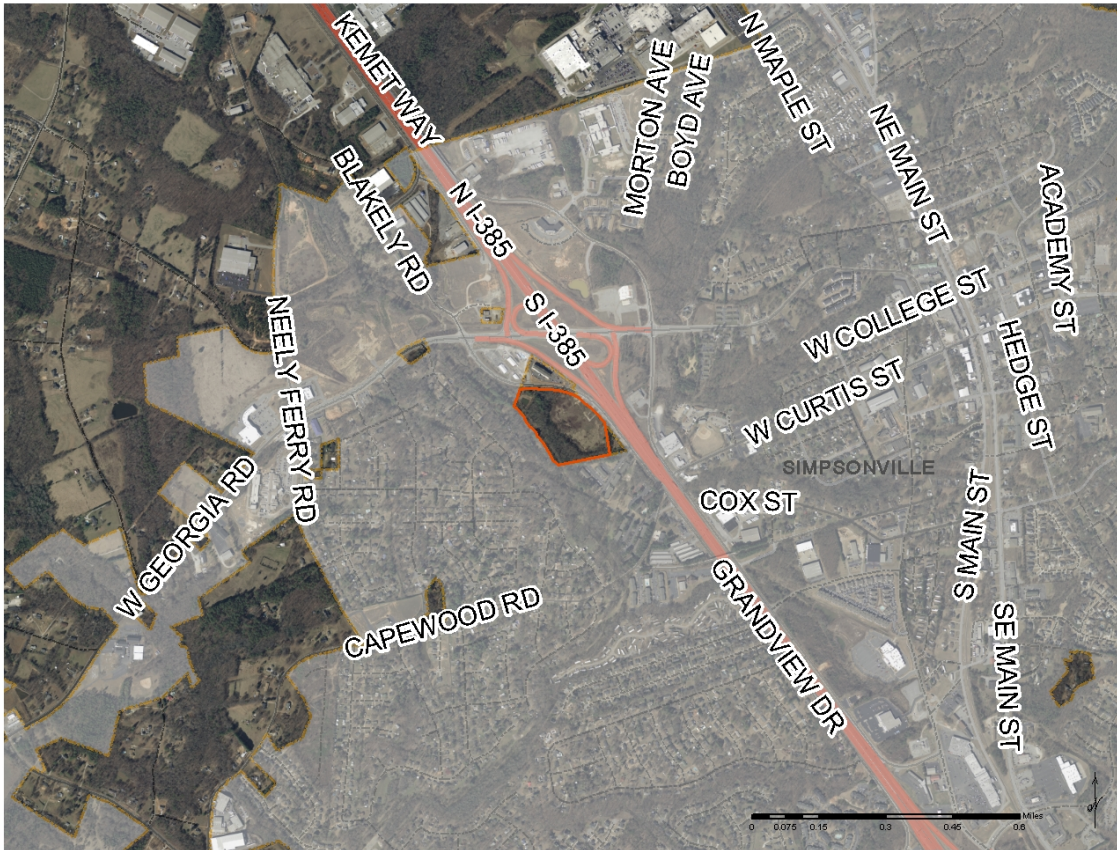
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The applicant states the proposed land use is for residential/multifamily. The location is adjacent to an existing R-HI (Residential High Density) zoning (City of Simpsonville) that is developed as a multi-family residential complex. Also, with the exposure to the adjacent interstate, the site may have been equally or more suited for office use.

CONCLUSION:

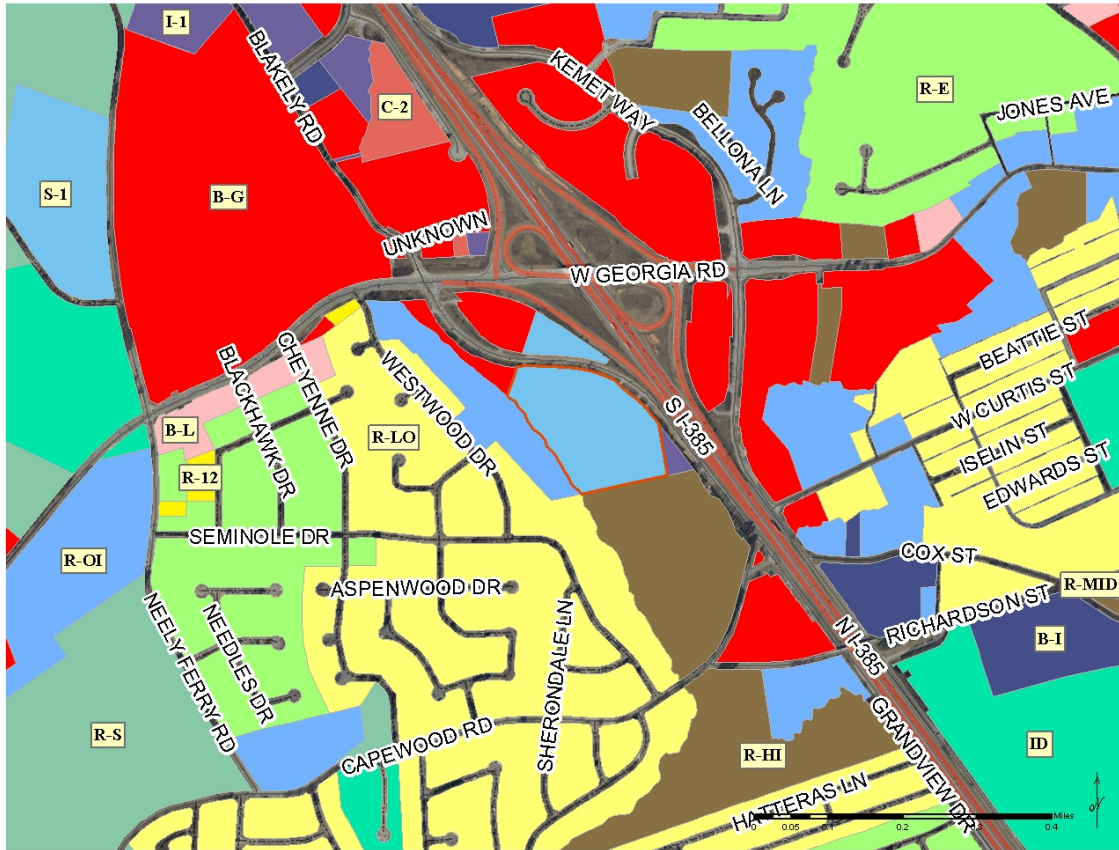
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Based on these reasons, staff recommends approval of the request for R-M16, Multifamily Residential. The Planning Commission recommends approval.

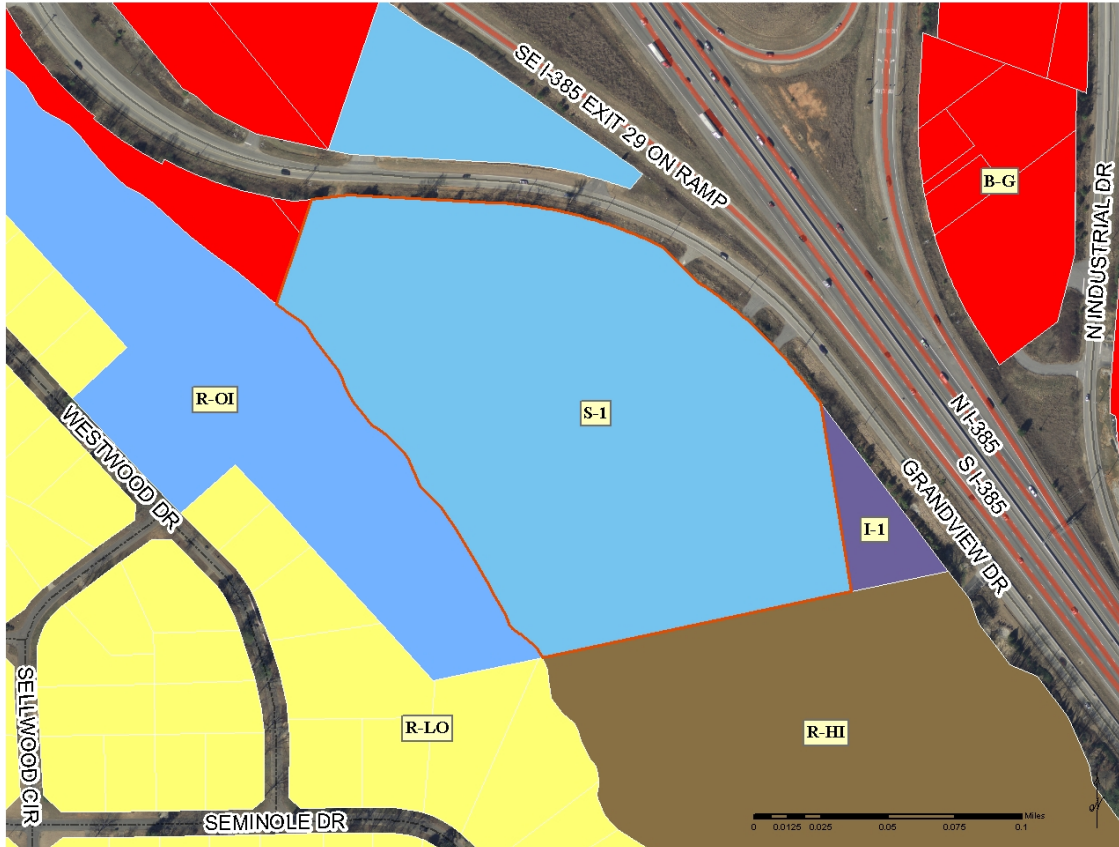


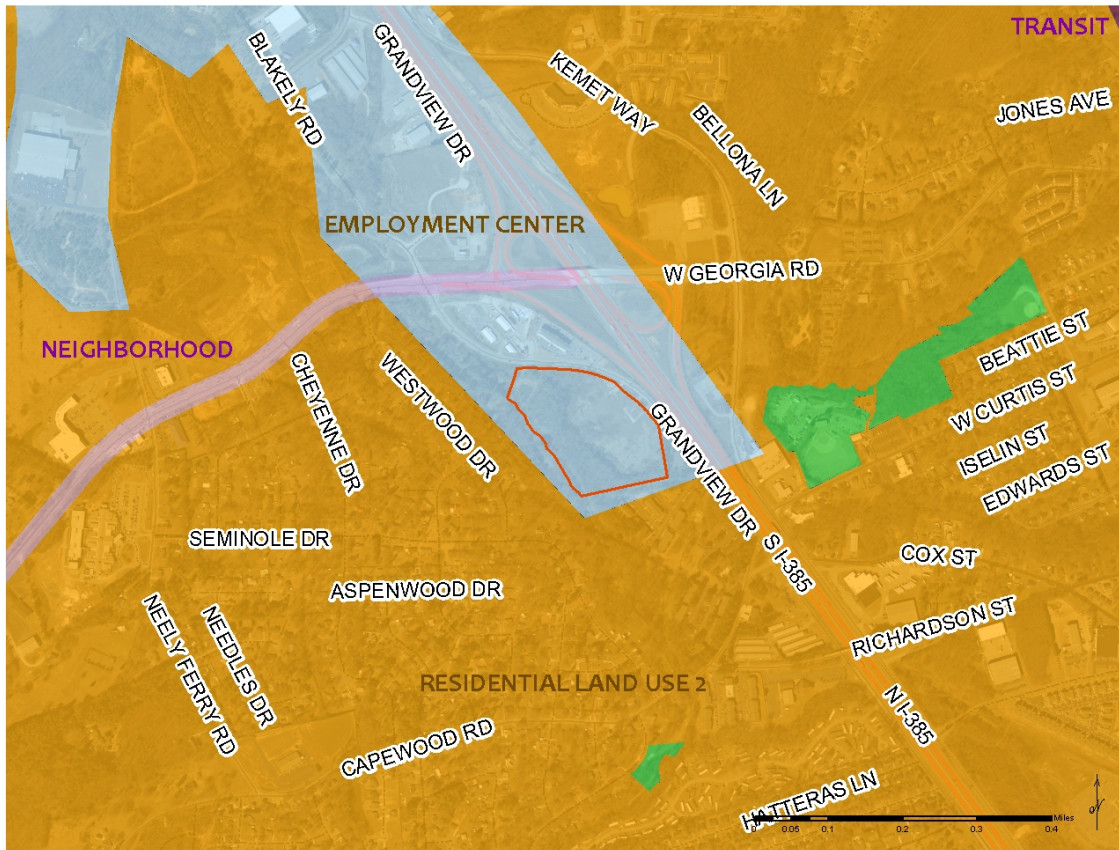
Aerial Photography, 2014





Zoning Map





Future Land Use Map