

**Zoning Docket from May 14, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-38	Andrew Allen, Seamon Whiteside & Associates for Roib 385 Greenville LLC, c/o Realop Investments LLC 1001 Keys Drive 0543010101804 (portion) S-1, Services to R-MA, Multifamily Residential	22	Approval	Approval 5-23-18		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 14, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Property to be subdivided to delineate between the 2 zones</li> <li>• Redevelop to allow for Multifamily</li> <li>• Potentially put apartments there</li> <li>• Drains from Keys Drive to Marcus Drive</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject parcel zoned S-1, Services is 12.58 acres of property located on Keys Drive approximately 0.7 miles west of the Roper Mountain Road and I-385 interchange. The parcel has approximately 685 feet of frontage along Marcus Drive and 400 feet of frontage along Keys Drive. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.</p> <p>The applicant stated at the public hearing the proposed land use is for apartments.</p> <p>The subject site is located in an area of Greenville County that is highly developed, with this parcel as one of the few parcels left undeveloped. The subject site is currently zoned S-1, Services, with Office, Commercial and Service type uses surrounding it. There is also some high density residential present to the north of this area. Staff is of the opinion that rezoning this parcel to R-MA, Multifamily Residential would be an ideal opportunity to allow for additional high density residential in this area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.</p>					

**DOCKET NUMBER:** CZ-2018-38

**APPLICANT:** Andrew Allen, Seamon Whiteside & Associates for Roib 385 Greenville LLC, c/o Realop Investments LLC

**PROPERTY LOCATION:** 1001 Keys Drive

**PIN/TMS#(s):** 0543010101804 (portion)

**EXISTING ZONING:** S-1, Services

**REQUESTED ZONING:** R-MA, Multifamily Residential

**ACREAGE:** 12.58

**COUNCIL DISTRICT:** 22 – Taylor

**ZONING HISTORY:** The parcel was originally zoned S-1, Services in May 1970, as part of Area 1.

**EXISTING LAND USE:** shed, vacant wooded land and parking lot

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	office
East	S-1	office, industrial and vacant wooded land
South	S-1 and C-3	industrial and utility
West	S-1	office and warehouse

**WATER AVAILABILITY:** \ Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

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

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	12.58	0 units
Requested	R-MA	20 units/acre		251 units

A successful rezoning may add up to 251 dwelling units.

**ROADS:** Keys Drive: two-lane State-maintained minor arterial  
 Marcus Drive: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Roper Mountain Road	2,210' E	20,600	17,700 -14.1%	22,800 +28.8%

**SUMMARY:**

The subject parcel zoned S-1, Services is 12.58 acres of property located on Keys Drive approximately 0.7 miles west of the Roper Mountain Road and I-385 interchange. The parcel has approximately 685 feet of frontage along Marcus Drive and 400 feet of frontage along Keys Drive. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.

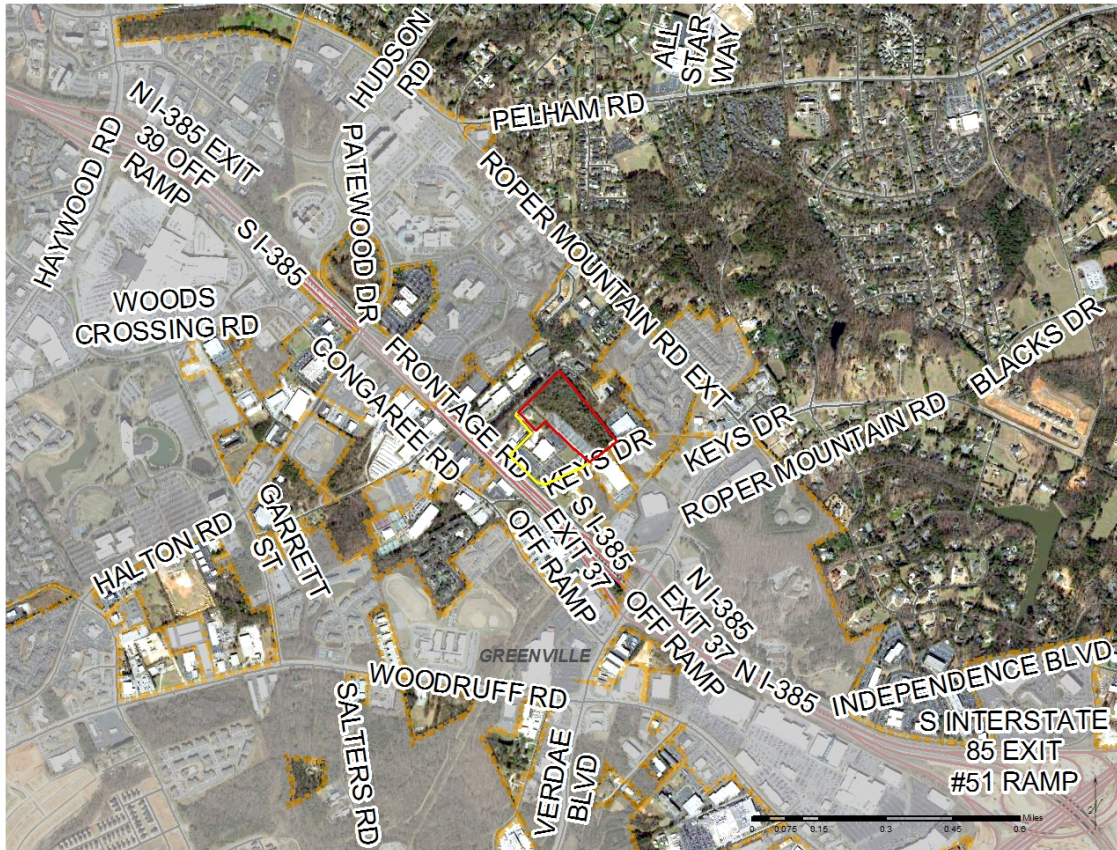
The applicant stated at the public hearing the proposed land use is for apartments.

**CONCLUSION:**

The subject site is located in an area of Greenville County that is highly developed, with this parcel as one of the few parcels left undeveloped. The subject site is currently zoned S-1, Services, with Office, Commercial and Service type uses surrounding it. There is also some high density residential present to the north of this area. Staff is of the opinion that rezoning this parcel to R-MA, Multifamily Residential would be an ideal opportunity to allow for additional high density residential in this area.

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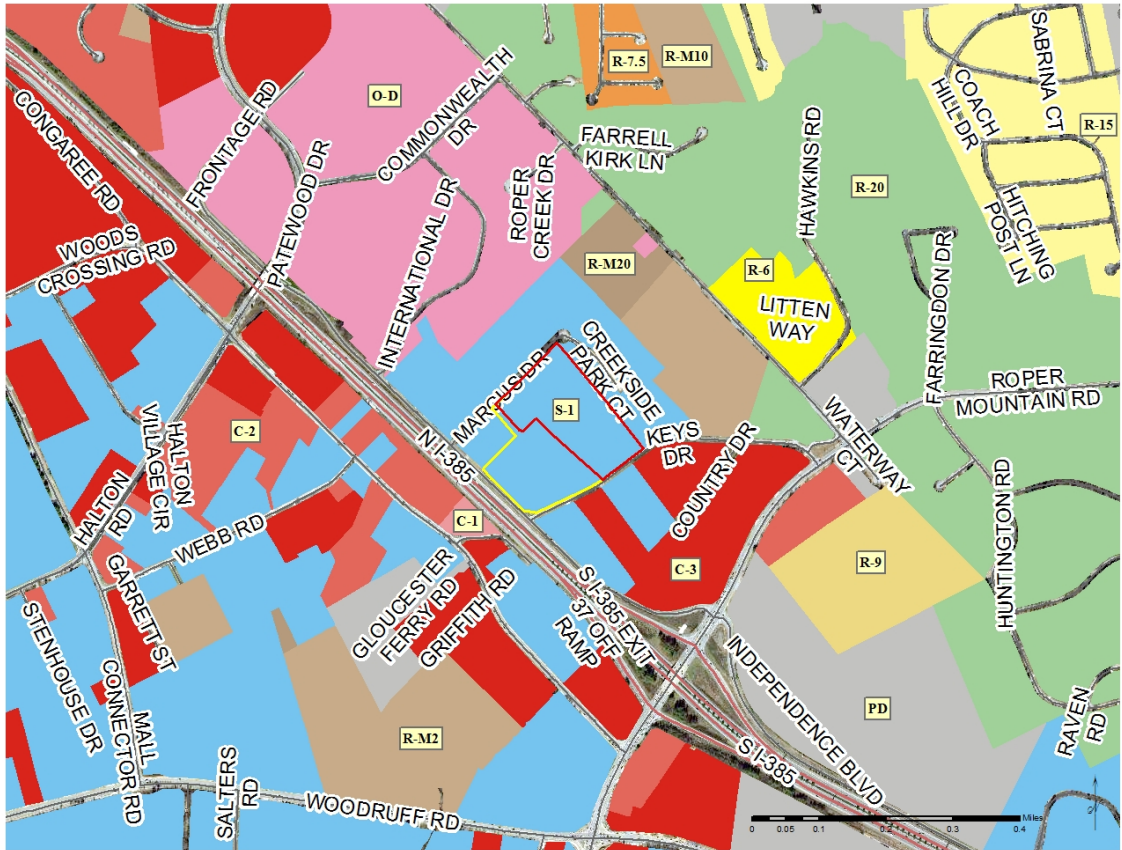




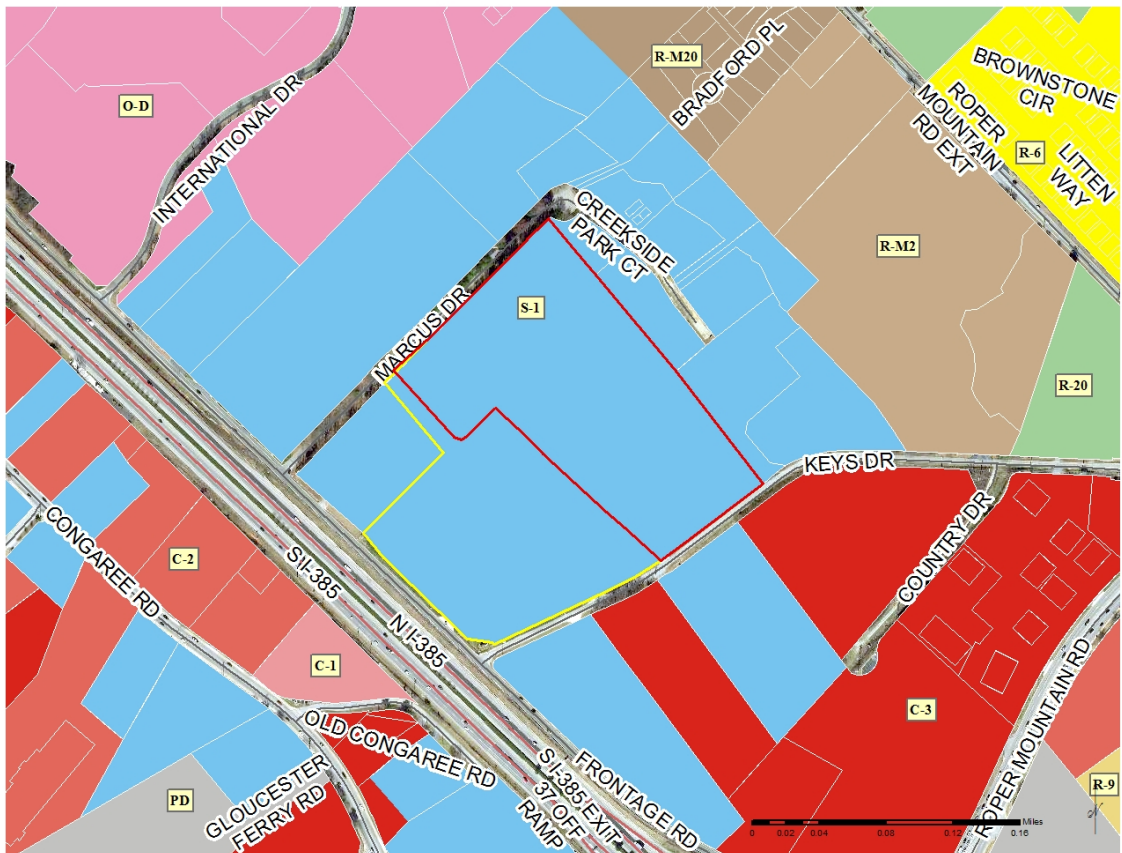
Aerial Photography, 2017

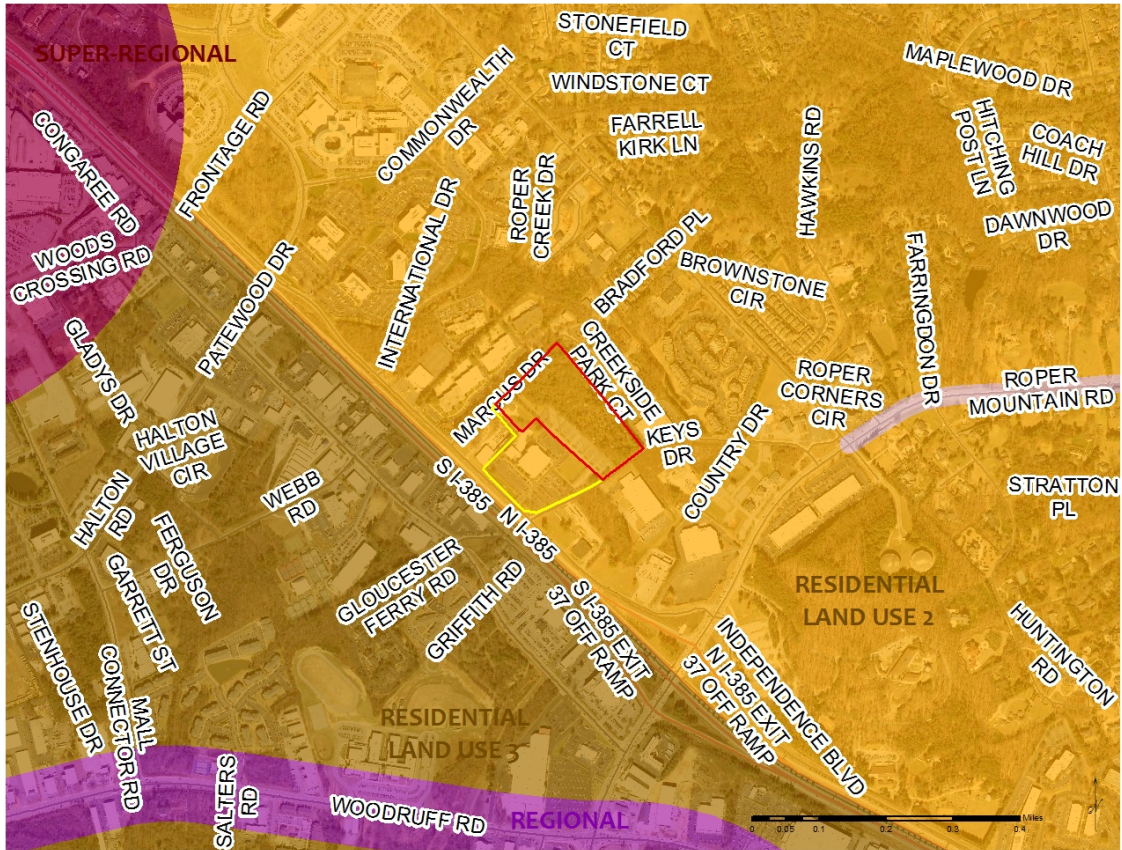






Zoning Map





Future Land Use Map