

Zoning Docket from October 15, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-63	Paul Nichols Gallucci for Castelforte, LLC 130 Prospect Street 0224000201605, 0224000201606, 0224000203301 and 0224000203302 R-7.5, Single-Family Residential to R-M20, Multifamily Residential	25	Approval	Approval 10-24-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 15, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Co-Applicant</p> <ul style="list-style-type: none"> • Owns all rezoning property • Been in the real-estate business for the last decade • Gentrification happening in this area • Residents being displaced and priced out of neighborhoods • Acquired land that is close to downtown for seniors • Close proximity to hospitals, bus routes and downtown <p>2) Co-Applicant</p> <ul style="list-style-type: none"> • Interested in senior housing • Experience with community investment act and working with HUD and the State • Need density for this project or work • Will create a sense of community for the area • Looking to improve and better the neighborhood <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>				<p>Petition/Letter For: None</p> <p><u>Against:</u> None</p>	
Staff Report	<p>ANALYSIS: Located in the Imagine Greenville Comprehensive Plan, the subject site is designated as Residential Land Use 3, which allows 6 or more units per acre. The applicant is requesting R-M20, which would allow up to 20 units per acre. The subject site is also located near two Greenlink bus routes, the Anderson Road route and the Dunean-Grove Road route.</p> <p>SUMMARY: The subject parcel zoned R-7.5, Single-Family Residential, is 4.51 acres of property located on Prospect Street approximately 1.25 miles east of the intersection of White Horse Road and Anderson Road. The parcel has approximately 515 feet of frontage along Prospect Street. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states the proposed land use is for multifamily, senior designated housing.</p> <p>CONCLUSION: The subject site is surrounded by R-7.5, Single-Family Residential zoning with a density of 5.8 units per acre. The requested zoning of R-M20, Multifamily Residential zoning would allow 20 units per acre. Staff is of the opinion that due to its close proximity to public transportation routes and the recommendation of 6 or more units per acre from the Imagine Greenville County Comprehensive</p>					

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	<p>Plan, that rezoning the property to R-M20 would be appropriate.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.</p>
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DOCKET NUMBER: CZ-2018-63

APPLICANT: Paul Nichols Gallucci for Castelforte, LLC

PROPERTY LOCATION: 130 Prospect Street

PIN/TMS#(s): 0224000201605, 0224000201606, 0224000203301 and 0224000203302

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-M20, Multifamily Residential

ACREAGE: 4.51

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: single-family residential and vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential and duplexes
East	R-7.5	single-family residential
South	R-7.5	single-family residential and vacant wooded land
West	R-7.5	single-family residential, duplexes and church

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated 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	Acres	Total Units
Current	R-7.5	5.8 units/acre	4.51	26 units
Requested	R-M20	20 units/acre		90 units

A successful rezoning may add up to 64 dwelling units.

ROADS: Prospect Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Anderson Road	4,370' N	13,400	14,000 4.5%	14,000 0

ANALYSIS:

Located in the Imagine Greenville Comprehensive Plan, the subject site is designated as Residential Land Use 3, which allows 6 or more units per acre. The applicant is requesting R-M20, which would allow up to 20 units per acre. The subject site is also located near two Greenlink bus routes, the Anderson Road route and the Dunean-Grove Road route.

SUMMARY:

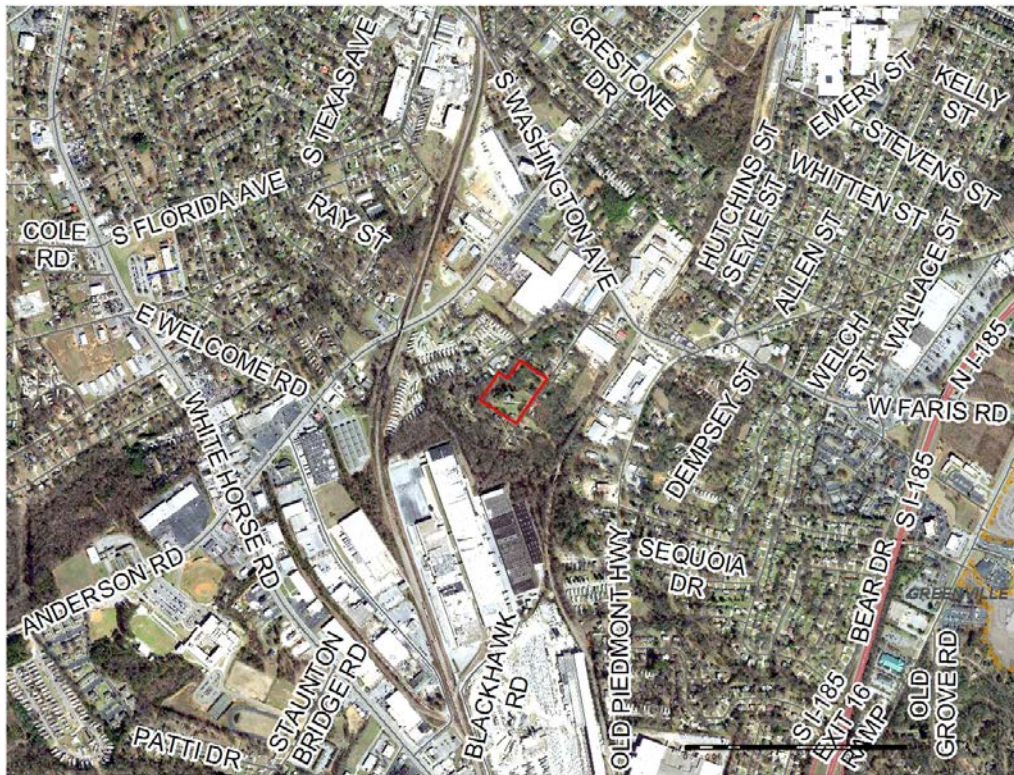
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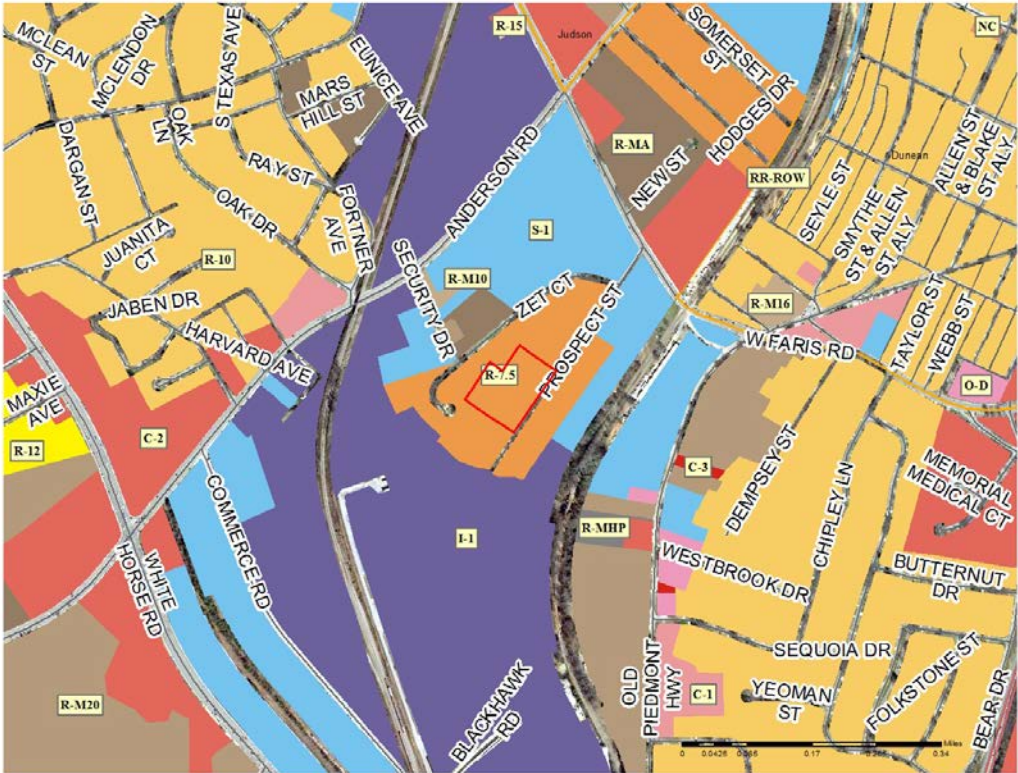
CONCLUSION:

The subject site is surrounded by R-7.5, Single-Family Residential zoning with a density of 5.8 units per acre. The requested zoning of R-M20, Multifamily Residential zoning would allow 20 units per acre. Staff is of the opinion that due to its close proximity to public transportation routes and the recommendation of 6 or more units per acre from the Imagine Greenville County Comprehensive Plan, that rezoning the property to R-M20 would be appropriate.

Based on these reasons staff recommends approval of the requested rezoning to R-M20, Multifamily Residential. The Planning Commission recommended approval.



Aerial Photography, 2017



Zoning Map



Future Land Use Map