

Zoning Docket from November 5, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-67	Pete Bauer for Shelley Bauer Talley Street, Loom Street, Goldsmith Street and Hammett Street, Ext. 0152001400100, 0152001400101 and 0152001400403 R-7.5, Single-Family Residential to R-M15, Multifamily Residential	23	Approval	Approval 11-28-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 5, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Build 5 simplexes for a total of 30 units • 1,280sqft units • Owned properties for 3 years • 2 bedroom units • Met with GCRA • Rental units at approximately \$850.00 per month • Will have a play area and detention on site • Demolish current homes on site <p>2) Resident</p> <ul style="list-style-type: none"> • President of Poe Mill association • Applicant has reached out to the community • Encourages about his plan • Revitalization needed in this area • Applicant has agreed to work with the residents <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant 10/26/18</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>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-M15, which would allow up to 15 units per acre. Parcel 0152001400100 is currently has a legal non-conforming use with 17 dwelling units. The subject site is also located in the Poe Mill Community and near a Greenlink bus route, the Poinsett-Rutherford route.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-7.5, Single-Family Residential, is 2 acres of property located on Talley Street approximately 0.5 miles northwest of the intersection of Poinsett Highway and Rutherford Road. The parcel has approximately 120 feet of frontage along Hammett Street Extension, 480 feet of frontage along Loom Street, 165 feet of frontage along Goldsmith Street and 440 feet of frontage along Talley Street. The applicant is requesting to rezone the property to R-M15, Multifamily Residential.</p>					

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The applicant states the proposed land use is for apartments.

CONCLUSION:

The subject site is mainly surrounded by R-7.5, Single-Family Residential zoning with some I-1, Industrial zoning to the north and vacant C-2, Commercial zoning to the east. Currently the site contains a legal non-conforming use of 17 units on one lot. Staff is of the opinion that due to its close proximity to a public transportation route, the recommendation of 6 or more units per acre from the Imagine Greenville County Comprehensive Plan, and the possibility for a legal conforming use on the subject site, that rezoning the property to R-M15 would be appropriate. Staff also believes rezoning will have minimal impact to the surrounding community.

Based on these reasons staff recommends approval of the requested rezoning to R-M15, Multifamily Residential.

DOCKET NUMBER: CZ-2018-67

APPLICANT: Pete Bauer for Shelley Bauer

PROPERTY LOCATION: Talley Street, Loom Street, Goldsmith Street and Hammett Street, Ext.

PIN/TMS#(s): 0152001400100, 0152001400101 and 0152001400403

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-M15, Multifamily Residential

ACREAGE: 2

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-Family Residential in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5 and I-1	single-family residential, vehicle storage and vacant land
East	R-7.5 and C-2	single-family residential and vacant land
South	R-7.5	single-family residential
West	R-7.5	single-family residential

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	2	11 units
Requested	R-M15	15 units/acre		30 units

A successful rezoning may add up to 19 dwelling units.

ROADS: Hammett Street Extension: two-lane County-maintained local
 Loom Street: two-lane County-maintained local
 Goldsmith Street: two-lane County-maintained local

Talley Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Shaw Street	2,280' S	4,800	4,600 -4.2%	5,900 28.3%
Poinsett Highway	3,900' S	24,500	23,500 -4.1%	28,700 22.1%

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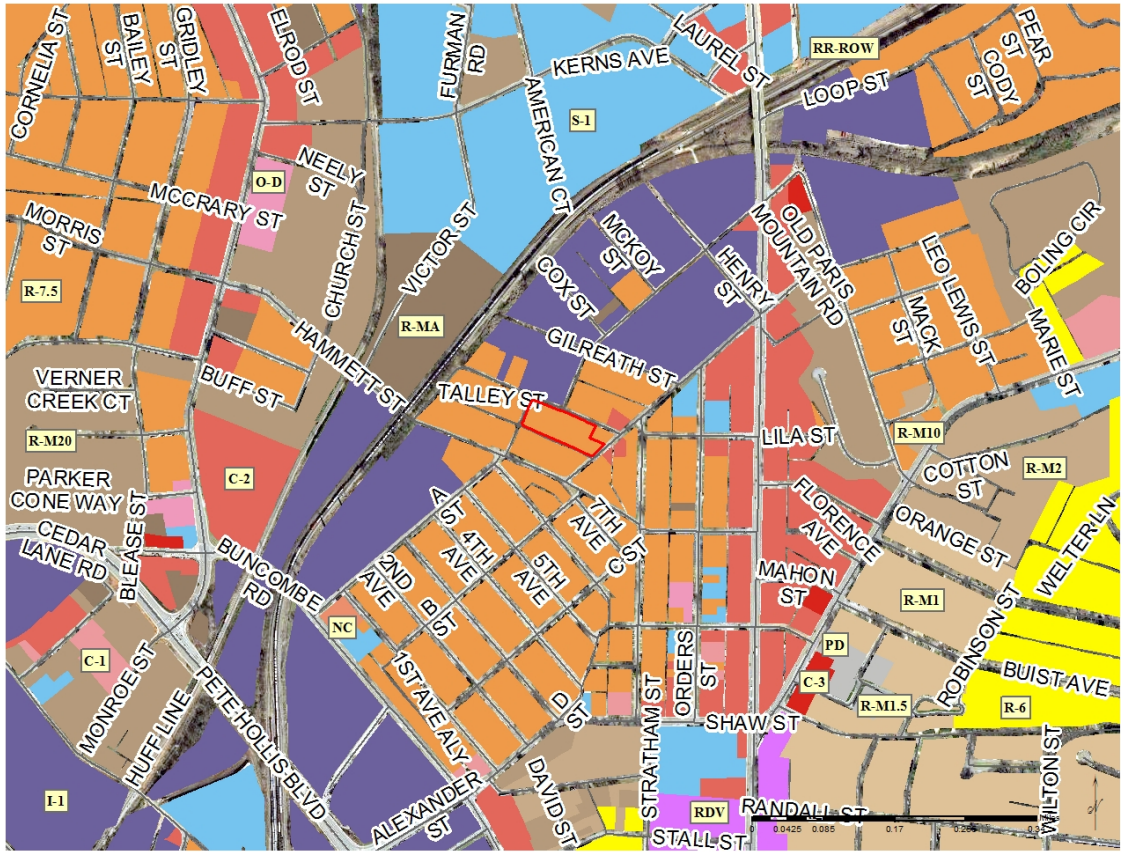
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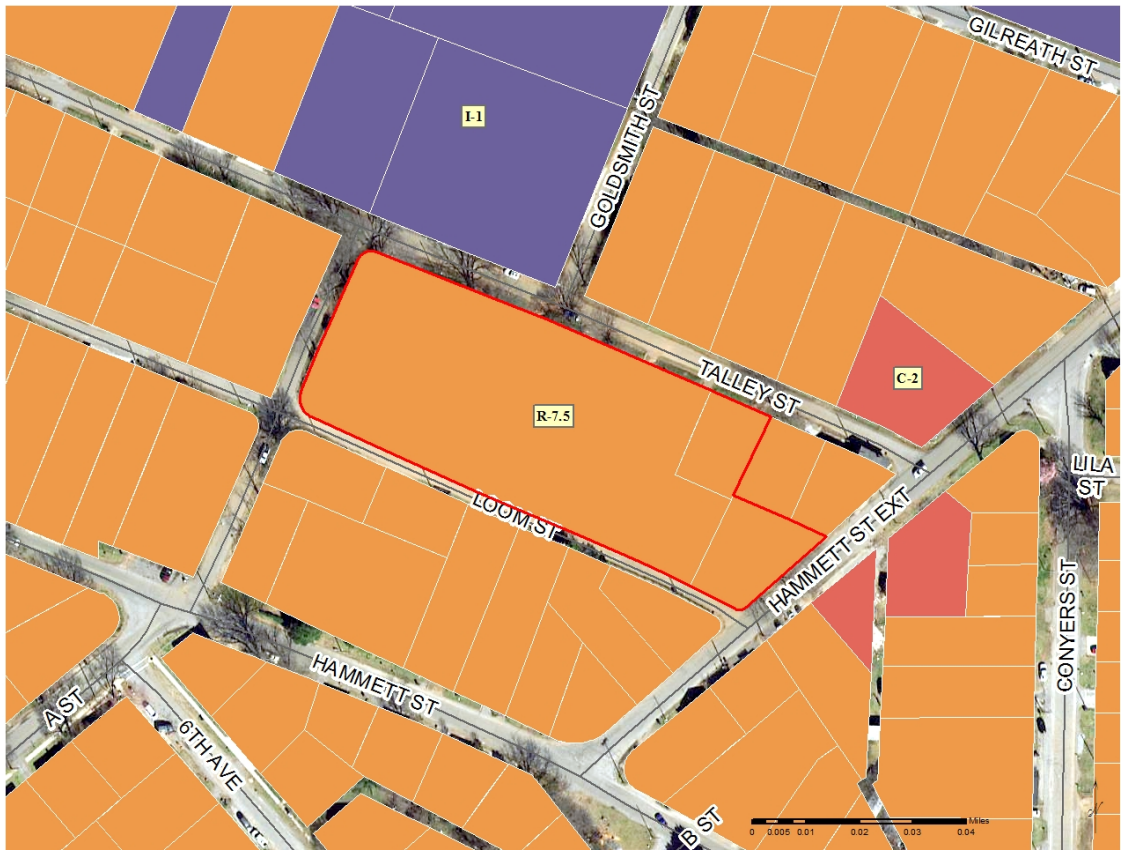


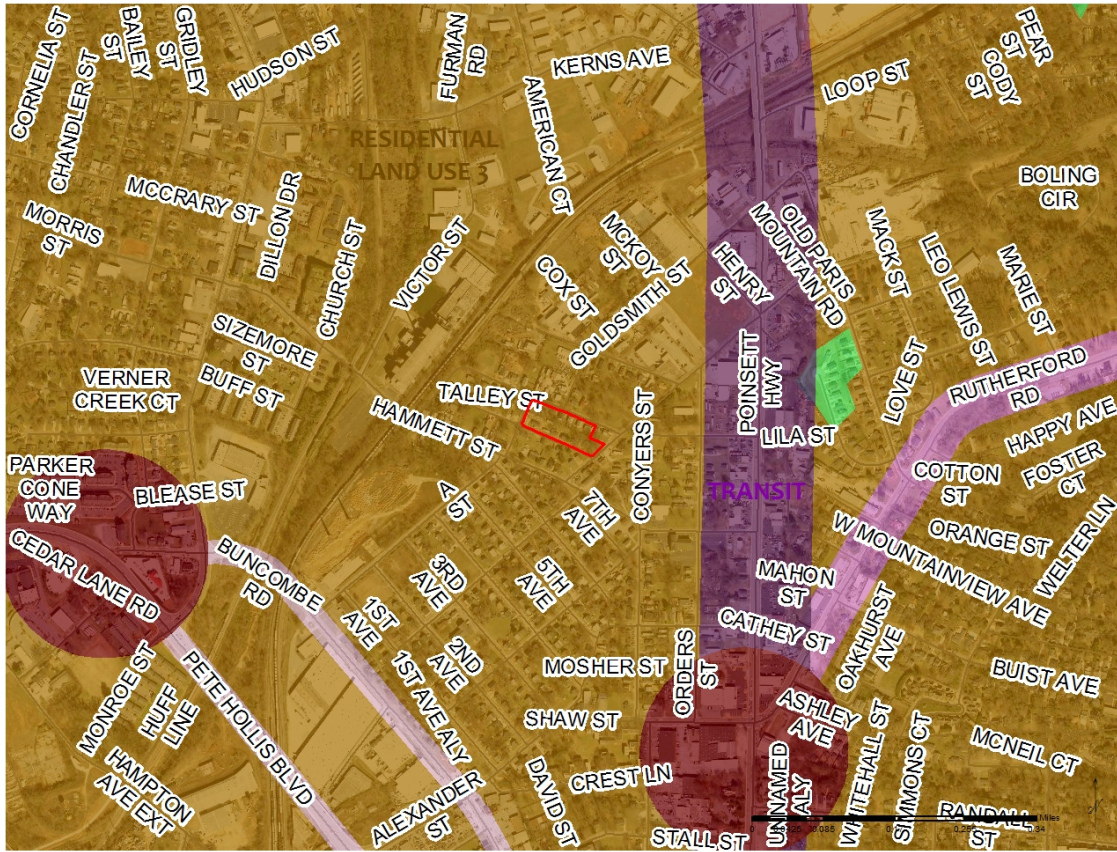
Aerial Photography, 2017





Zoning Map





Future Land Use Map