

**Zoning Docket from September 24, 2014 GCPC Meeting**

Docket Number	Applicant	CC DIST	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-39	Jamie McCutchen for W.R. Hale & N.H. Riley as Trust East North Street and Kimbrell Road 0538030102000 (portion) 33.82 acres R-15 and R-M20 to R-M5	20	Approval	Approval 9/24/14		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 15, 2014 were:</b></p> <p><u>Speakers For:</u> Property is split zoned, currently allowed 66 units on R-15, 219 on R-M20 = 285 total. Would like to mix 90 townhomes with 60 single family, current zoning will not allow it. Had community meeting to discuss with neighbors. Main concerns are traffic, curve and hill, and cut through traffic. Working with DOT to address concerns. Stormwater ponds to address runoff issues. Possible sidewalk connection with school.</p> <p>Folks not opposed but concerned about students on Kimbrell, and would like traffic study.</p> <p><u>Speakers Against</u> Council should deny. Many accidents on Old Spartanburg Rd. 38 acres of new water runoff will be problem, will flood Eastgate. Already removing homes, now adding more runoff. Need statement from developer to address issues caused by development.</p> <p>Stream in back yard. Yard is saturated, more runoff expected. Water and sewer lines are old, can break.</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Summary	<p>The subject property is a 35.8 acre parcel, bisected by East North Street/Old Spartanburg Road, with approximately 1260 feet of frontage along East North Street/Old Spartanburg Road and Kimbrell Road. A 1.98 acre portion of the property located on the south side of East-North Street/Old Spartanburg Road is not part of this rezoning request.</p> <p>The subject parcel is currently split zoned R-15 (Single Family Residential) and R-M20 (Multi-Family Residential, 20 units per acre); this application is requesting to rezone the parcel to R-M5 (Multi-Family Residential, 5 units per acre). The principal use of land (for R-M5) is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.</p> <p>At the current zoning, the parcel is allowed for up to 285 units combined; the proposed zoning change would reduce the overall number to 169 units, however the request would redistribute the new density across the whole site.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2014-39

**APPLICANT:** Jamie McCutcheon for WR Hale and NH Riley as Trust

**PROPERTY LOCATION:** East North Street and Kimbrell Road

**PIN/TMS#(s):** 0538030102000 (portion to the north of East North Street)

**EXISTING ZONING:** R-15, Single Family Residential & R-M20, Multi-Family Residential

**REQUESTED ZONING:** R-M5, Multi-Family Residential

**ACREAGE:** 33.82

**COUNCIL DISTRICT:** 20 - Cates

**ZONING HISTORY:** The parcel was zoned in May 1970 as part of Area 1.

**EXISTING LAND USE:** Vacant

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	Right of Way for Kimbrell Road; further north is Single Family Residential (Cunningham Acres Subdivision)
East	R-15 & R-M20	Eastside High School & Brushy Creek Baptist Church
South	R-12	Right of Way for Old Spartanburg Road, then Greenville County Recreation offices
West	R-15 & R-M20	Single Family Residential and Multi-Family Residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Taylors Sewer District line runs under East North Street and connects to Metro line. Upgrade may be required at developer's expense according to Metro.

**IMAGINE GREENVILLE:** Residential Land Use 2

**DENSITY:**

Zoning	R-15 & R-M20 (Current)	R-M5 (Requested)
Allowable Units	66 & 219 = 285	169
Density	2.9/acre & 20/acre	5/acre

**ROADS:**

Kimbrell Road: Two lane State-maintained minor arterial  
East North Street / Old Spartanburg Road: Five lane State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2011	2012
Brushy Creek Road	1,300' NE	9,800	10,800 (+10%)	9,400 (-4%)
East North Street	3,500' SW	19,000	18,900 (-1%)	17,900 (-5%)

**SUMMARY:**

The subject property is a 35.8 acre parcel, bisected by East North Street/Old Spartanburg Road, with approximately 1260 feet of frontage along East North Street/Old Spartanburg Road and Kimbrell Road. A 1.98 acre portion of the property located on the south side of East-North Street/Old Spartanburg Road is not part of this rezoning request.

The subject parcel is currently split zoned R-15 (Single Family Residential) and R-M20 (Multi-Family Residential, 20 units per acre); this application is requesting to rezone the parcel to R-M5 (Multi-Family Residential, 5 units per acre). The principal use of land (for R-M5) is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.

At the current zoning, the parcel is allowed for up to 285 units combined; the proposed zoning change would reduce the overall number to 169 units, however the request would redistribute the new density across the whole site.

Note, this request to rezone does not include the portion of the subject parcel south of East North Street/Old Spartanburg Road.

**CONCLUSION:**

It is staff's opinion the requested zoning for this parcel is suited for Multi-Family use at the R-M5 density. The R-M5 classification provides more flexibility for the property owner, while providing a natural progression of multifamily R-M20 use from the south to single family R-15 and R-20 to the north. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-15 and R-M20 districts to the R-M5 district. The Planning Commission recommends approval.

