

Zoning Docket from March 25, 2015 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2015-19	Andrew Ratchford for The Generous Garden Project 123 Hawkins Street 0111001100100 R-7.5 to R-20A 0.85 acres	23	Approved	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ol style="list-style-type: none"> a) Wants to add a greenhouse/hoop house for the Judson area community garden. The garden is designated for the local neighborhood for educational purposes to grow food. b) Garden is non commercial. c) Any food grown will be distributed to surrounding neighborhood. d) Would like to begin conservations concerning developing more neighborhood non commercial gardens throughout Greenville. e) Presented support letters from Hollis Elementary School and YMCA. <p><u>Speakers Against:</u></p> <p>None</p>					<p>Petition/Letter For:</p> <p>1</p> <p>Against:</p> <p>None</p>
Staff Report	<p>The subject property is 0.85 acres with 187 feet of road frontage on Hawkins Street. The parcel is currently developed as a community garden but its past use was the laundry for Judson Mill. The proposed use is to maintain as a community garden with the construction of a hoop house.</p> <p>The subject parcels are currently zoned R-7.5 (Single-Family Residential); this application is requesting to rezone the parcel to R-20A (Single-Family Residential). The R-20A Residential District prescribes areas which the principal use of land is single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet, residential nature of the area included in the district.</p> <p>The purpose of the R-20A district is to allow livestock, non-commercial nurseries and greenhouses, riding academies and stables in a residential district. All other uses permitted, exceptions, and conditional uses for the R-20A district shall conform to the uses permitted, exceptions, and conditional uses for the R-20 district. Space or shelter shall be provided where livestock is kept or fed in an R-20A district, and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad or watercourse at least 100 feet in width.</p> <p>The applicant stated on the application intended use is for a community garden with construction of a hoop house.</p>					

Planning Report

DOCKET NUMBER: CZ-2015-19

APPLICANT: Andrew Ratchford for The Generous Garden Project

PROPERTY LOCATION: 123 Hawkins Street

PIN/TMS#(s): 0111001100100

EXISTING ZONING: R-7.5, Single-Family Residential

REQUESTED ZONING: R-20A, Single-Family Residential

ACREAGE: 0.85

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The property was originally zoned O-D (Office District) as part of Area 4A in June 1973.

EXISTING LAND USE: Vacant Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	R-7.5, R-MA	Single-Family Residential
South	R-7.5, R-MA	Single-Family Residential
West	R-7.5	Hollis Academy Elementary School, YMCA

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Sewer is available

FUTURE LAND USE: The parcel is located within the Judson Community Plan designated for single-family residential and potential infill housing. Further, the plan calls for potential community gardens in the neighborhood, with this location designated as one of the several areas to include that capacity.

DENSITY:

Zoning	R-7.5	R-20A
Allowable Units	5.8 per acre	2.2 per acre
Density	20,000 sq ft	7,500 sq ft

ROADS:

Hawkins Street: Two-lane State-maintained minor arterial.

TRAFFIC:

Location of Traffic Count	Distance to Site	2010	2011	2012
Goodrich Street 5 year average (-31.81%)	855' S	900	800 -11.2%	750 -16.6%

SUMMARY:

The subject property is 0.85 acres with 187 feet of road frontage on Hawkins Street. The parcel is currently developed as a community garden but its past use was the laundry for Judson Mill. The proposed use is to maintain as a community garden with the construction of a hoop house.

The subject parcel is currently zoned R-7.5 (Single-Family Residential); this application is requesting to rezone to R-20A (Single-Family Residential). The R-20A residential district includes areas which the principal use of land is single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet, residential nature of the area included in the district.

The purpose of the R-20A district is to allow livestock, non-commercial nurseries and greenhouses, riding academies and stables in a residential district. All other uses permitted, exceptions, and conditional uses for the R-20A district shall conform to the uses permitted, exceptions, and conditional uses for the R-20 district. Space or shelter shall be provided where livestock is kept or fed in an R-20A district, and shall not be permitted within 100 feet of any property line, except where such property line abuts a street, railroad or watercourse at least 100 feet in width.

The applicant stated on the application intended use is for a community garden with construction of a hoop house.

CONCLUSION:

It is staff’s opinion the requested zoning for this parcel would have minimal impact on nearby properties. The Judson Community Plan specifically recommends a neighborhood garden in this vicinity. The lot requirement would be sufficient for a community garden and R-20A residential. However, the lot size and setback requirements would be insufficient to support a livestock shelter (barns) yet can support greenhouses with minimal impact on adjacent properties. Staff further recommends a review of community garden uses and standards as an asset to the adjacent community by limiting potential commercial interests which would be inconsistent with the community. Staff recommends approval of the application to rezone the subject property from R-7.5, Residential, to R-20A, Residential-Agriculture.



