

Zoning Docket from April 18, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-26	Douglas F. Dent for Greenville Revitalization Corporation McBeth Street 0142001500100 I-1, Industrial to R-MA, Multifamily Residential	19	Approval	Approval 4/27/16	Approval 5/2/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 18, 2016 were: <u>Speakers For:</u> (13 others in attendance)</p> <p>1) Doug Dent, Greenville Redevelopment Corp, Applicant</p> <ul style="list-style-type: none"> • Adult day care and park proposed for the site • Adjacent adult day care facility already operated by GCRA • This project would include a land lease to GCRA to alleviate overcrowding at the adjacent facility • Park will be about 5 acres in size and dedicated to textile history; parking will be shared for adjacent church • Shelter/stage and childrens' playground will be built • GRC will manage park • Would serve 60,000 people that have otherwise limited recreation in the area • No restrooms proposed for the park at this time • <i>Supporters:</i> Monagon Mill Homeowners (7), Greenville Textile Heritage Association (6) <p>2) Imma Nwobodu, GCRA</p> <ul style="list-style-type: none"> • Adult care facility has been a long time tenant • Ideal to expand the facility to the adjacent parcel • No CDBG funds will be used for the development • Day facilities for seniors and people with disabilities • The combined use is ideal to address parking and stormwater needs • Extending RM-A zoning is consistent with existing adjacent zoning • The facility will also need a Special Exception before development. <p>3) Monaghan Mill, resident</p> <ul style="list-style-type: none"> • Excited about the park and new development • Safer development than the current vacant site • Seniors would have a better place to walk <p>4) Greenville Textile Heritage Association, President</p> <ul style="list-style-type: none"> • Goal is to preserve, protect, and celebrate the textile history of the area • Appreciate the support from GRC for this project • Would be great to have a house and museum staged at the site • Currently holds annual celebration at the library • 10th year in existence <p>5) Monaghan Neighborhood, resident</p> <ul style="list-style-type: none"> • Grateful for the diligent work on the project • Currently restoring a mill house • Many things are improving in the area 					<p>Petition/Letter <u>For:</u> none</p> <p><u>Against:</u> none</p>

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	<p><u>Speakers Against:</u> none</p>	
<p>Staff Report</p>	<p>List of meetings with staff: February 19, 2016 - applicant</p> <p>The subject parcel is 6 acres of property located on McBeth Street, west of Monaghan Mill, approximately 0.3 miles southeast of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 490 feet of frontage along McBeth Street, 460 feet of frontage along Smythe Street and 620 feet of frontage along Ravenel Street.</p> <p>The applicant states the proposed land use is for an adult day care center. In general, this type of use is allowed by special exception in any R-M zoning designation and permitted in office, commercial and services zoning. The residential zoning fits well with the surrounding community, mimicking the density of Monaghan Mill.</p> <p>The owners are tied to the County redevelopment agency and have specific plans to expand an existing adjacent use to this property. In addition, the plan includes developing a park with adequate parking to share for the planned uses as well as for the adjacent church. In line with the use, the owners are proposing to expand the same zoning utilized for its existing facility. Generally, staff would find R-MA zoning to allow uncharacteristic uses; but in this case, the site would be utilized in a capacity requiring a special exception, which is a process that reviews specific site plans for the use.</p> <p>It is staff's opinion that this request as submitted would have little impact on the surrounding area considering the owner's proposal.</p> <p>Based on these reasons, staff recommends approval of the requested R-MA, Multifamily Residential.</p>	