

**Zoning Docket from May 15, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-32	Raymond Levy Allen Street, Bynum Street and Hillhouse Street 0103002400600, 0103002400700, 0103002400800, 0103002400900, 0103002401000, 0103002401100, 0103002401200, 0103002401300, 0103002401400, 0103002401500, 0103002401600 and 0103002401700 C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential to R-M16, Multifamily Residential	23	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 15, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Will build quadraplexes</li> <li>• Buildings will maintain the Dunean Mill look and design</li> <li>• Each building will have individual elements</li> <li>• Believes it's a strong accent to the neighborhood</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Concerned about the number of units and the amount of cars</li> <li>• Will lose buildings that holds community meetings</li> </ul> <p><b>List of meetings with staff:</b> Applicant May 1, 2017</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p>The subject parcels zoned C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential is 2.28 acres of property located on Allen Street approximately 0.6 miles west of the intersection of Henrydale Avenue and I-185. The parcel has approximately 360 feet of frontage along Allan Street, 230 feet of frontage along Bynum Street and 340 feet of frontage along Hillhouse Street.</p> <p>The applicant is requesting to rezone the property to R-M16, Multifamily Residential. The subject site is located within the Dunean Area and is part of the Dunean Community Plan.</p> <p>The applicant states the proposed land use is for multifamily residential townhomes.</p> <p>Currently the subject site is being used for retail, single-family residential, vacant land and the storage of used tires. Staff believes the requested rezoning would allow land that has been considered vacant or undeveloped for years the opportunity to improve the surrounding community. Staff is of the opinion the requested rezoning to R-M16, Multifamily Residential would have a positive impact on the surrounding neighborhood.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.</p>					

**DOCKET NUMBER:** CZ-2017-32

**APPLICANT:** Raymond Levy

**PROPERTY LOCATION:** Allen Street, Bynum Street and Hillhouse Street

**PIN/TMS#(s):** 0103002400600, 0103002400700, 0103002400800, 0103002400900, 0103002401000, 0103002401100, 0103002401200, 0103002401300, 0103002401400, 0103002401500, 0103002401600 and 0103002401700

**EXISTING ZONING:** C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential

**REQUESTED ZONING:** R-M16, Multifamily Residential

**ACREAGE:** 2.28

**COUNCIL DISTRICT:** 23 – Norris

**ZONING HISTORY:** The parcels were originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. Parcels, 0103002401200, 0103002401300, 0103002401400 and 0103002401500 had a successful C-2, Commercial rezoning request in 1995, CZ-1995-71. Parcels 0103002400700, 0103002400800, 0103002400900, 0103002401600 and 0103002401700 had a successful C-3, Commercial rezoning request in 2002, CZ-2002-35.

**EXISTING LAND USE:** retail, storage, single-family residential and vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	single-family residential (Dunean Heights SD), retail and vacant retail
East	S-1 and C-1	convenient store and gas station and vacant retail
South	R-10	automobile service
West	R-10	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Dunean Community Plan designated as a Residential Gateway Area.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	Acres	Units	Total Units
Current	C-3	16 units/acre	0.98	15 units	31
Current	C-2	16 units/acre	0.96	15 units	
Current	R-10	4.4 units/acre	0.34	1 units	
Requested	R-M16	16 units/acre	2.28	36 units	36

A successful rezoning may add up to 5 dwelling units.

**ROADS:**

Allen Street: two-lane State-maintained minor collector

Bynum Street: two-lane County-maintained local

Hillhouse Street: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
Marue Drive	1,200' NE	3,900	3,500 -10.3%	3,900 11.4

**SUMMARY:**

The subject parcels zoned C-3, Commercial, C-2, Commercial and R-10, Single-Family Residential is 2.28 acres of property located on Allen Street approximately 0.6 miles west of the intersection of Henrydale Avenue and I-185. The parcel has approximately 360 feet of frontage along Allan Street, 230 feet of frontage along Bynum Street and 340 feet of frontage along Hillhouse Street.

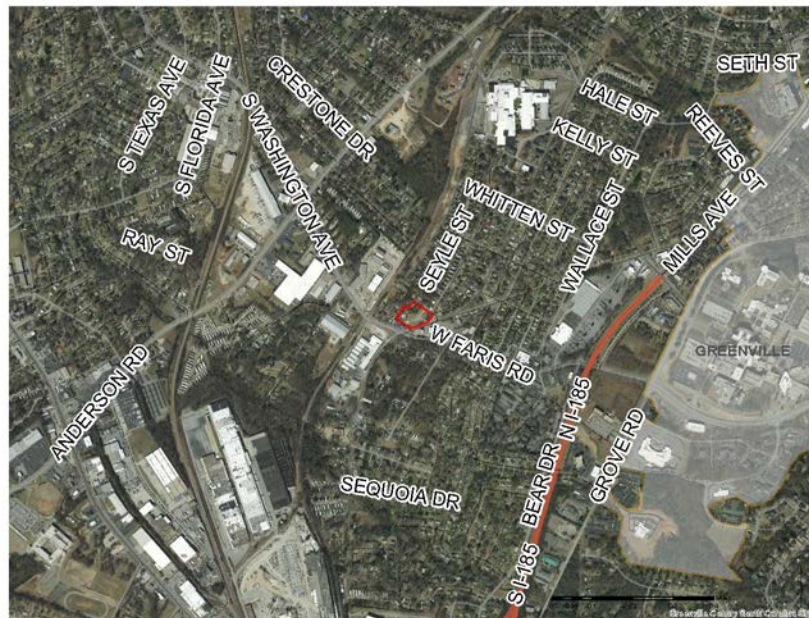
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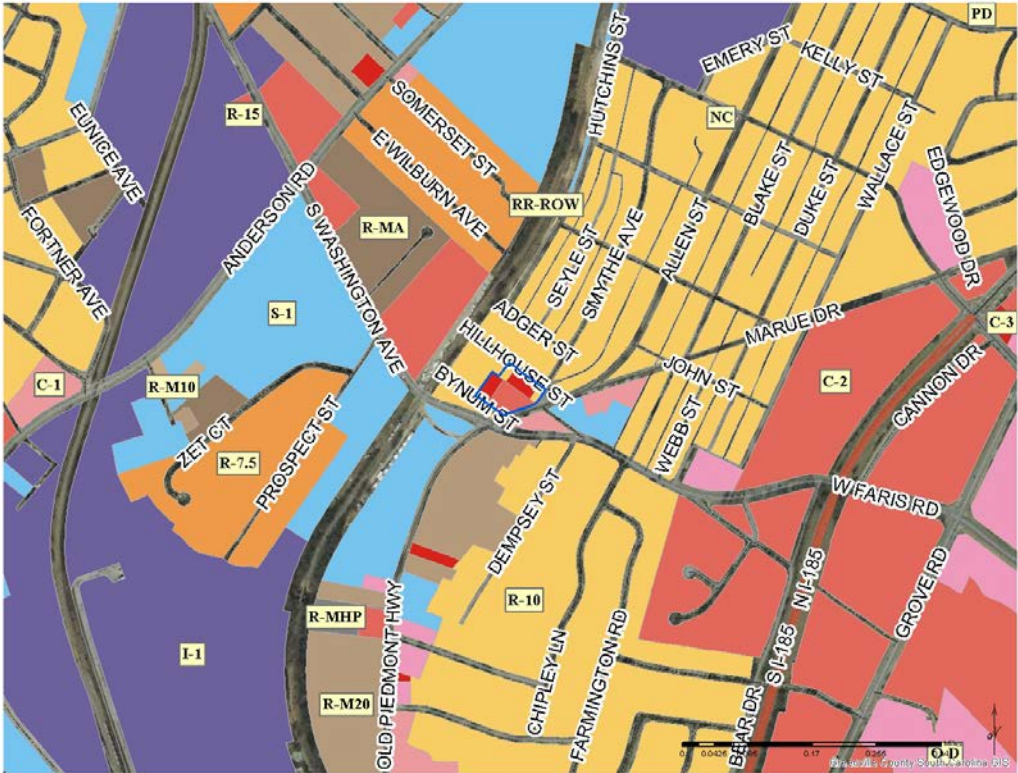
**CONCLUSION:**

Currently the subject site is being used for retail, single-family residential, vacant land and the storage of used tires. Staff believes the requested rezoning would allow land that has been considered vacant or undeveloped for years the opportunity to improve the surrounding community. Staff is of the opinion the requested rezoning to R-M16, Multifamily Residential would have a positive impact on the surrounding neighborhood.

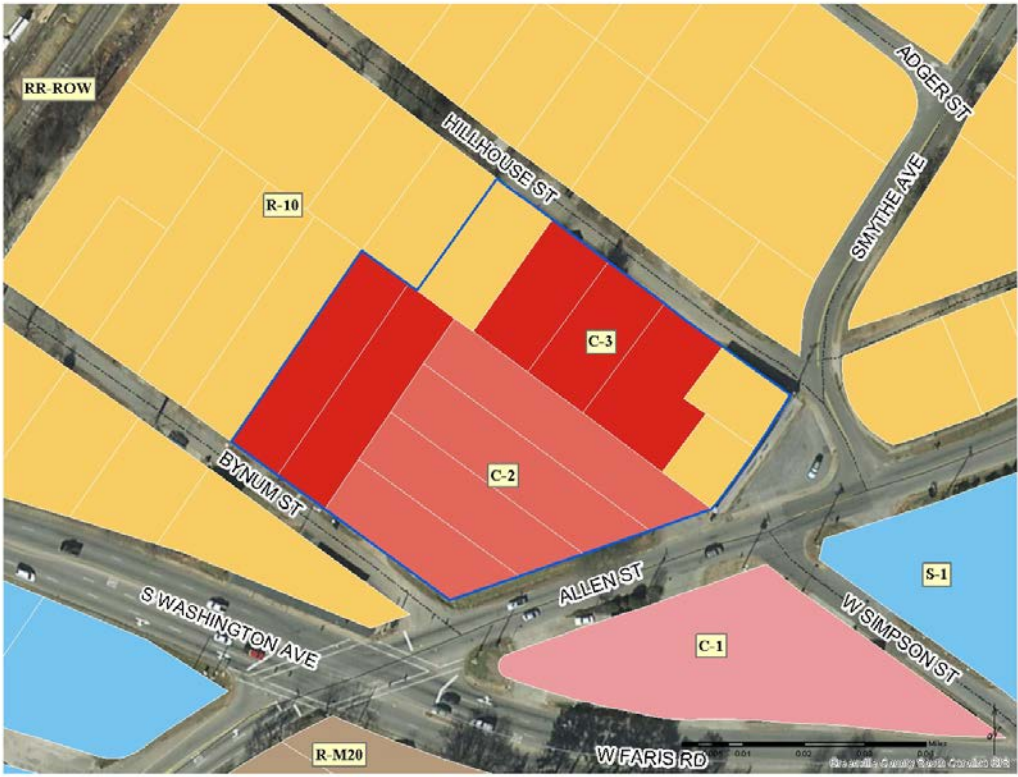
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Aerial Photography, 2016

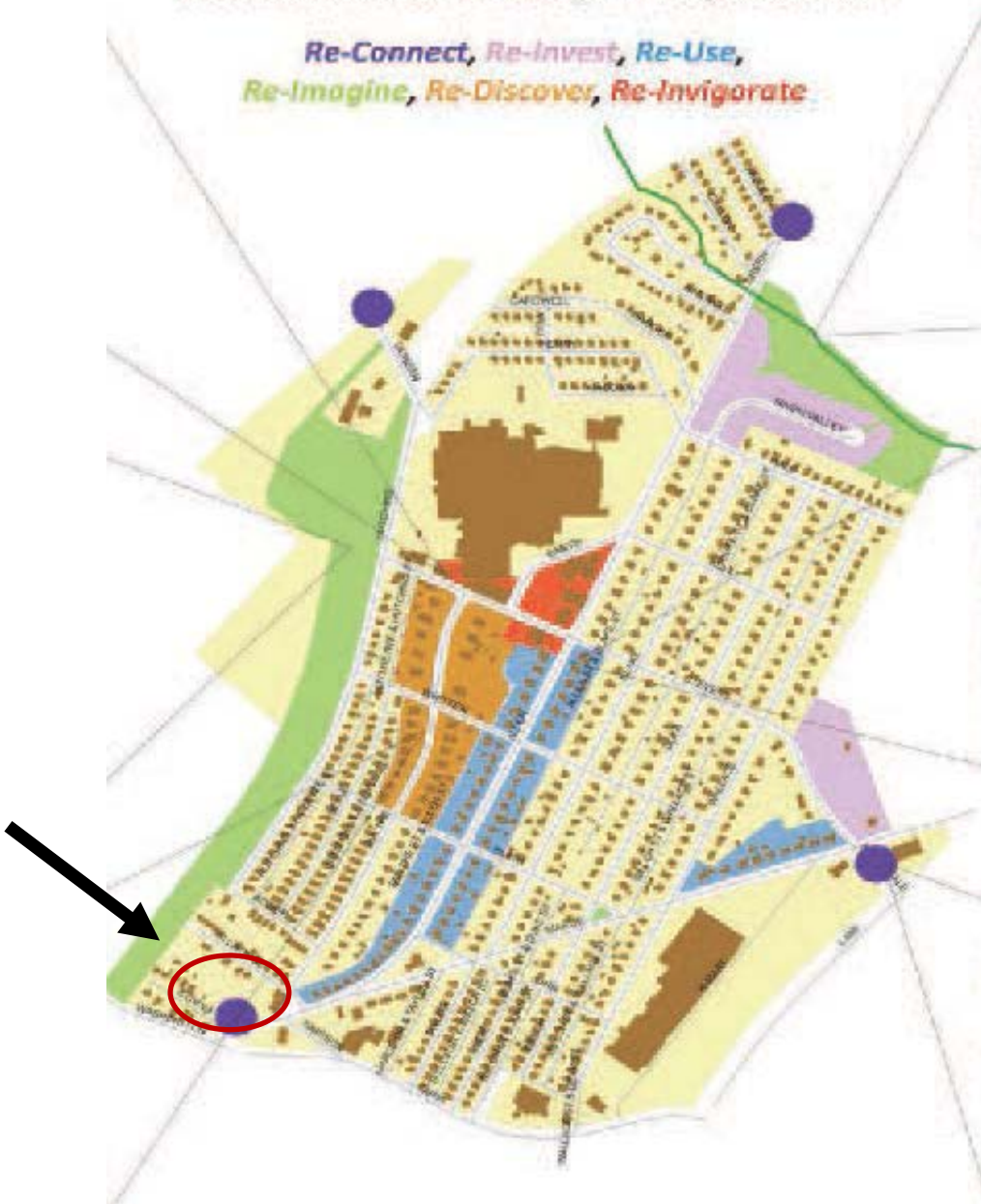


Zoning Map



# The Dunean Community Conceptual Plan

Re-Connect, Re-Invest, Re-Use,  
Re-Imagine, Re-Discover, Re-Invigorate



Future Land Use Map