

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-35	Ted White for Double Diamond Ventures, LLC E. North Street 0278000108500, 0278000108600, 0278000108700 and 0278000108800 R-20, Single-Family Residential to R-M10, Multifamily Residential	22	Approval	Denial		
<b>Public Comments</b>	<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> None</p> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Has questions for the developer</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Wants to keep multifamily out of this area</li> <li>• Concerns of safety and traffic in the area</li> <li>• Have issues getting out onto street during peak times</li> <li>• Would like to keep it single-family residential</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Lived in neighborhood for over 45 years</li> <li>• Safety a concern, people run red light at neighborhood all the time</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Would like to know where parking would be, what the buildings would look like and what the setbacks would be</li> <li>• Opposed to zoning</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 10 (present)</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-20, Single-Family Residential is 1.55 acres of property located on East North Street approximately 1.2 miles east of the intersection of East North Street and North Pleasantburg Drive. The parcel has approximately 430 feet of frontage along East North Street. The applicant is requesting to rezone the property to R-M10, Multifamily Residential.</p> <p>The applicant states the proposed land use is for single-family attached townhouses.</p> <p>The subject site is located in a highly urbanized area. The requested rezoning is consistent with the Greenville County Comprehensive Plan, recommending 6 or more units per acre. Staff is of the opinion that rezoning the parcel to R-M10, Multifamily Residential will have minimal impact to the surrounding community.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M10, Multifamily Residential.</p>					

**DOCKET NUMBER:** CZ-2017-35

**APPLICANT:** Ted White for Double Diamond Ventures, LLC

**PROPERTY LOCATION:** E. North Street

**PIN/TMS#(s):** 0278000108500, 0278000108600, 0278000108700 and 0278000108800

**EXISTING ZONING:** R-20, Single-Family Residential

**REQUESTED ZONING:** R-M10, Multifamily Residential

**ACREAGE:** 1.55

**COUNCIL DISTRICT:** 22 – Taylor

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1. There was an unsuccessful R-M1, Multifamily Residential rezoning request in 1996, CZ-1996-103.

**EXISTING LAND USE:** vacant wooded

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	single-family residential and vacant wooded (McSwain Gardens SD)
East	R-20	single-family residential (Spring Forest SD)
South	R-20	single-family residential (Spring Forest SD)
West	R-20	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** No 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-20	2.2 units/acre	1.55	3 units
Requested	R-M10	10 units/acre		15 units

A successful rezoning may add up to 12 dwelling units.

**ROADS:** East North Street: four-lane State-maintained minor arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
East North Street	600' E	17,200	14,900 -13.4%	16,200 8.7%

**SUMMARY:**

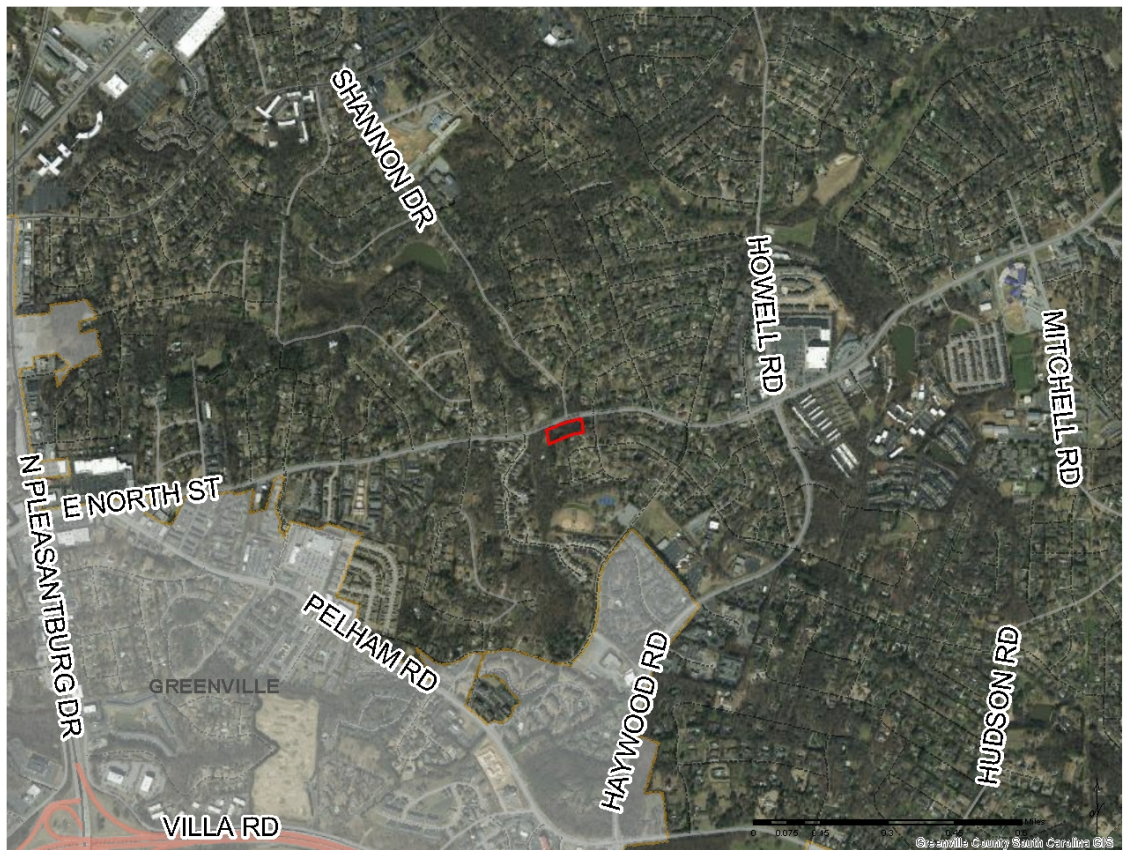
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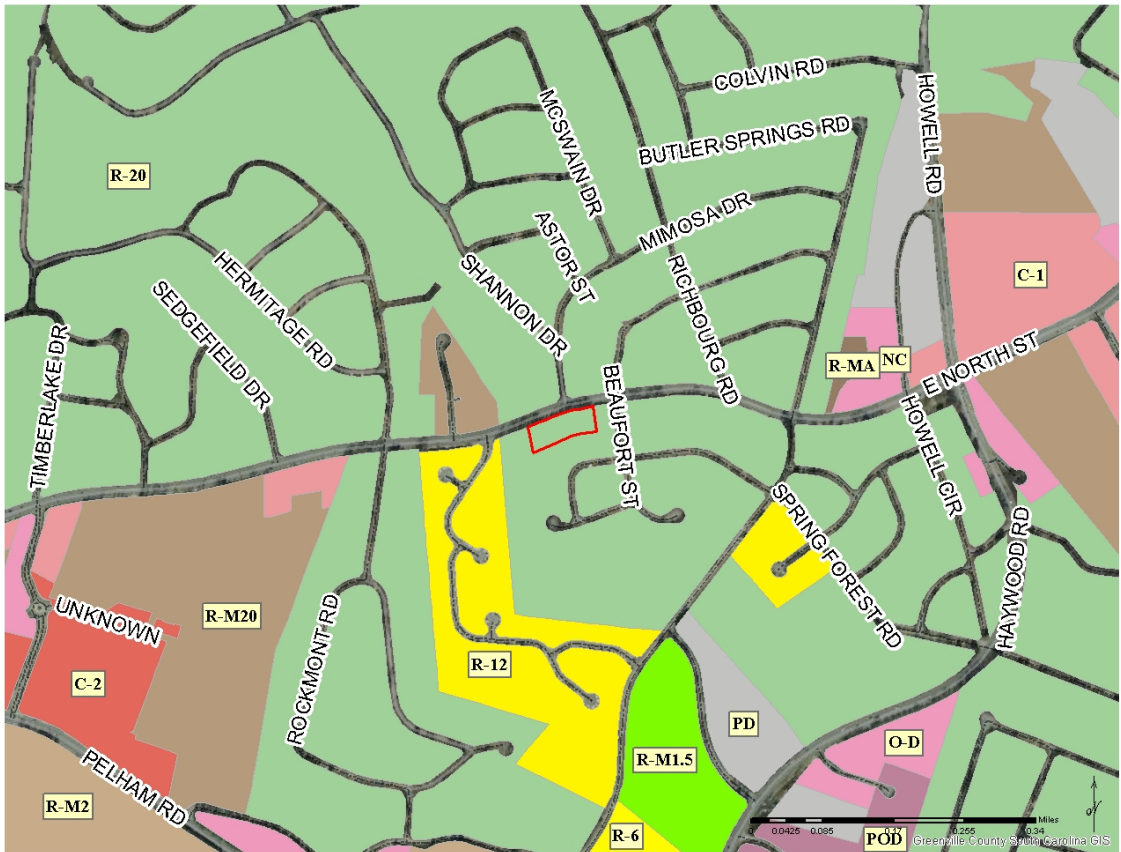
**CONCLUSION:**

The subject site is located in a highly urbanized area. The requested rezoning is consistent with the Greenville County Comprehensive Plan, recommending 6 or more units per acre. Staff is of the opinion that rezoning the parcel to R-M10, Multifamily Residential will have minimal impact to the surrounding community.

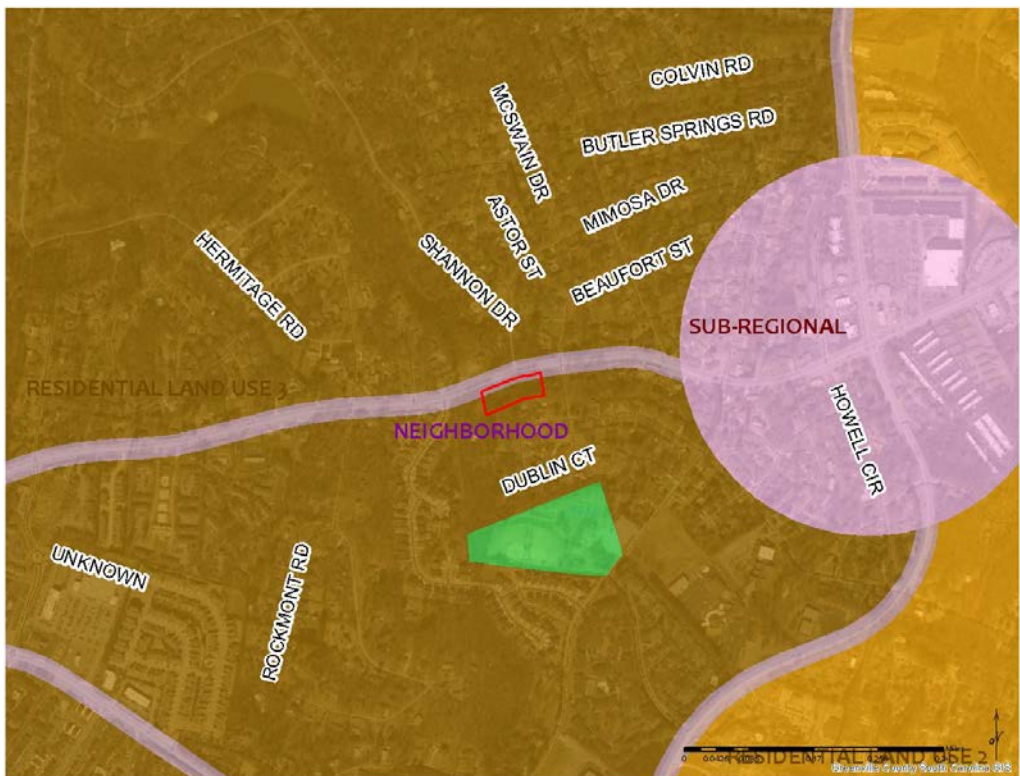
Based on these reasons staff recommends approval of the requested rezoning to R-M10, Multifamily Residential. The Planning Commission recommended denial.



Aerial Photography, 2016



Zoning Map



Future Land Use Map