

Zoning Docket from April 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-27	William James Alexander for The Alexander Family Partnership Neely Ferry Road and S. Baldwin Road 0574020101010 S-1, Services to R-M8, Multifamily Residential	28	Approval	Approval 4-25-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Once owned business and property to the north • Road improvements have been made from W. Georgia Road to Neely Ferry Road • Demand for townhomes in this area • Could put more intrusive uses upon the site • Would not be a rental site, ownership only <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Increased traffic in the area is a main concern • Used as a cut through for Standing Springs Road • Traffic calming measures needed • South Baldwin does not have a center line <p>2) Resident</p> <ul style="list-style-type: none"> • Live next to site • Issues with people going off road because the road is not wide enough • Believes multifamily is not the appropriate use here <p>3) Resident</p> <ul style="list-style-type: none"> • Opposed to increased traffic • Two normal size vehicles have problems crossing each other <p>4) Resident</p> <ul style="list-style-type: none"> • Impact homes in this area in a negative way • No center line or curb for S. Baldwin Road <p>5) Resident</p> <ul style="list-style-type: none"> • High density residential is not the right land use for this area <p>6) Resident</p> <ul style="list-style-type: none"> • Buffer townhomes • Concerned over issues water run off onto property <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned S-1, Services, is 8.5 acres of property located on Neely Ferry Road approximately 0.25 miles north of the intersection of West Georgia Road and Neely Ferry Road. The parcel has approximately 625 feet of frontage along Neely Ferry Road and 1,215 feet of frontage along South Baldwin Road. The applicant is requesting to rezone the property to R-M8, Multifamily Residential.</p> <p>The applicant states the proposed land use is for a townhome development. Staff reached out to the</p>					

Zoning Docket from April 16, 2018 Public Hearing

City of Simpsonville regarding the parcels zoned B-G, Business General and ID, Innovative Design in this area. The City of Simpsonville stated on the parcel to the east (0305000100403) a Townhome Development was approved and on the parcel to the south (0574020101009) a Class A Apartment Complex was approved.

The subject site is located within an Employment Center, areas strategically located throughout the County in order to take advantage of existing infrastructure. While it is highly characterized by large and small scale industrial and services, some retail, medium and high density residential is also seen as an appropriate use in this area per the Imagine Greenville County Comprehensive Plan. Staff believes this area would be appropriate for the requested zoning of R-M8, Multifamily Residential, based on the surrounding zoning and future land uses. The rezoning would allow for a transitional buffer between service and industrial type uses and zoning, to single-family residential zoning and land uses.

Based on these reasons staff recommends approval of the requested rezoning to R-M8, Multifamily Residential.

DOCKET NUMBER: CZ-2018-27

APPLICANT: William James Alexander for The Alexander Family Partnership

PROPERTY LOCATION: Neely Ferry Road and S. Baldwin Road

PIN/TMS#(s): 0574020101010

EXISTING ZONING: S-1, Services

REQUESTED ZONING: R-M8, Multifamily Residential

ACREAGE: 8.5

COUNCIL DISTRICT: 28 – Payne

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in December 1994, as part of Area 10. There was a successful S-1, Services rezoning request in 1998, CZ-1998-91.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	B-G	vacant wooded land (City of Simpsonville)
South	ID	vacant land
West	R-S	single-family residential and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as an *Employment Center*.

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

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	<i>8.5</i>	<i>0 units</i>
Requested	R-M8	8 units/acre		68 units

A successful rezoning may add up to 68 dwelling units.

ROADS: Neely Ferry Road: two-lane State-maintained minor collector
South Baldwin Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Neely Ferry Road	3,020' N	2,500	1,700 -32%	1,700 0%

SUMMARY:

The subject parcel zoned S-1, Services, is 8.5 acres of property located on Neely Ferry Road approximately 0.25 miles north of the intersection of West Georgia Road and Neely Ferry Road. The parcel has approximately 625 feet of frontage along Neely Ferry Road and 1,215 feet of frontage along South Baldwin Road. The applicant is requesting to rezone the property to R-M8, Multifamily Residential.

The applicant states the proposed land use is for a townhome development. Staff reached out to the City of Simpsonville regarding the parcels zoned B-G, Business General and ID, Innovative Design in this area. The City of Simpsonville stated on the parcel to the east (0305000100403) a Townhome Development was approved and on the parcel to the south (0574020101009) a Class A Apartment Complex was approved.

CONCLUSION:

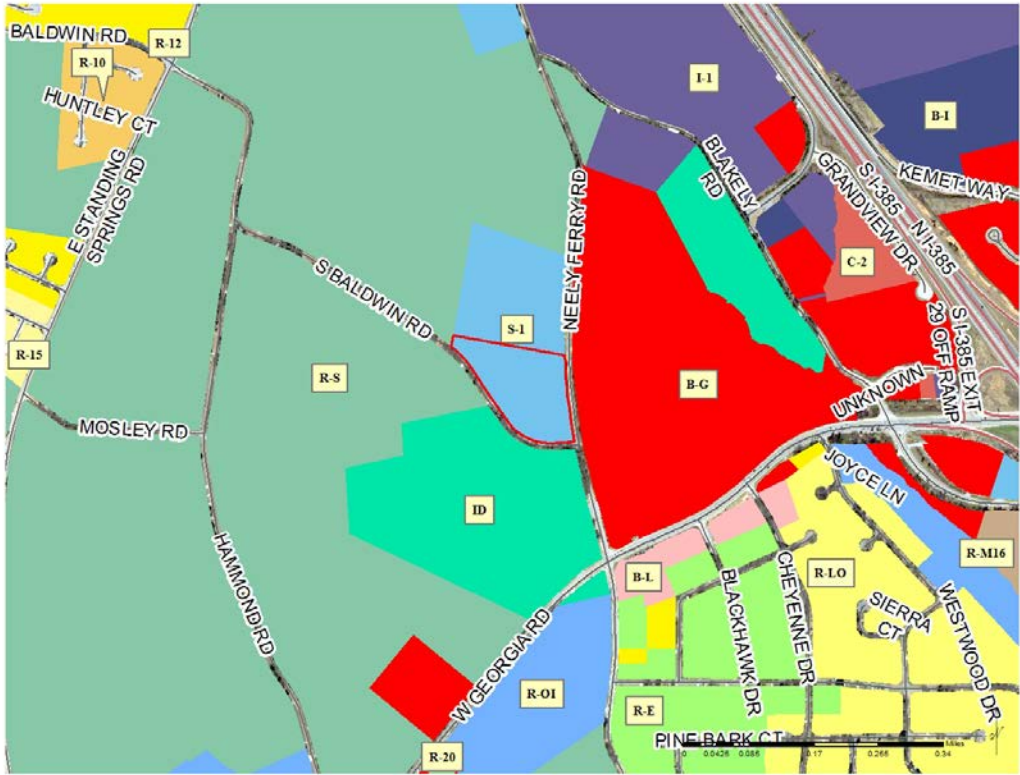
The subject site is located within an Employment Center, areas strategically located throughout the County in order to take advantage of existing infrastructure. While it is highly characterized by large and small scale industrial and services, some retail, medium and high density residential is also seen as an appropriate use in this area per the Imagine Greenville County Comprehensive Plan. Staff believes this area would be appropriate for the requested zoning of R-M8, Multifamily Residential, based on the surrounding zoning and future land uses. The rezoning would allow for a transitional buffer between service and industrial type uses and zoning, to single-family residential zoning and land uses.

Based on these reasons staff recommends approval of the requested rezoning to R-M8, Multifamily Residential.

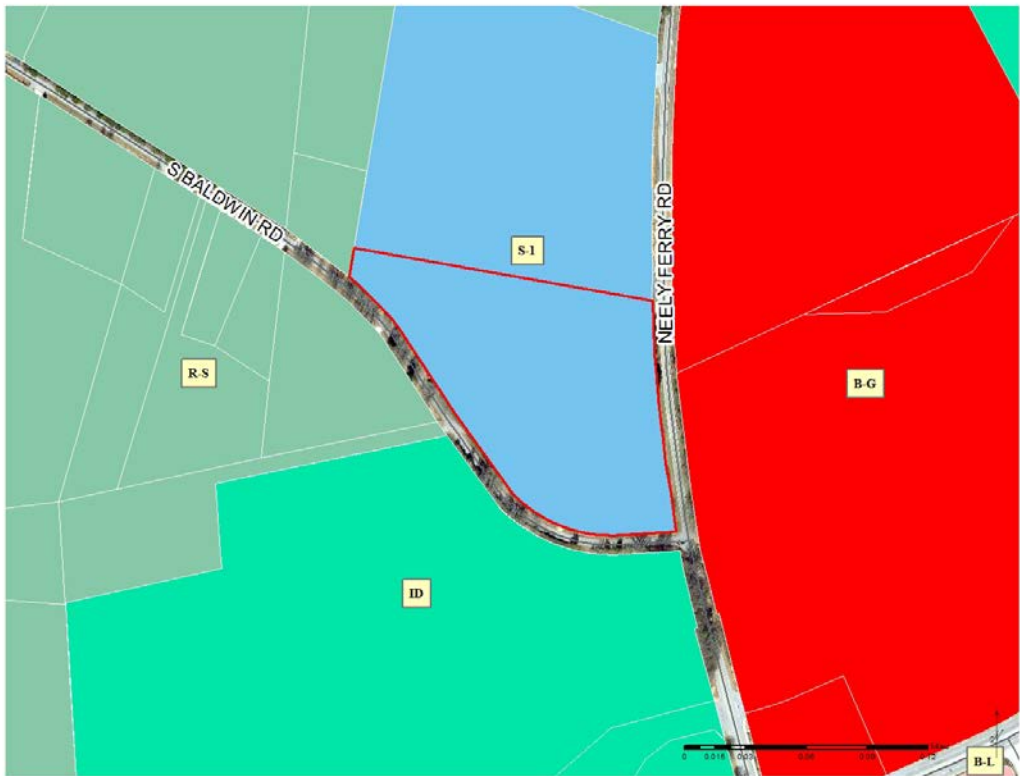


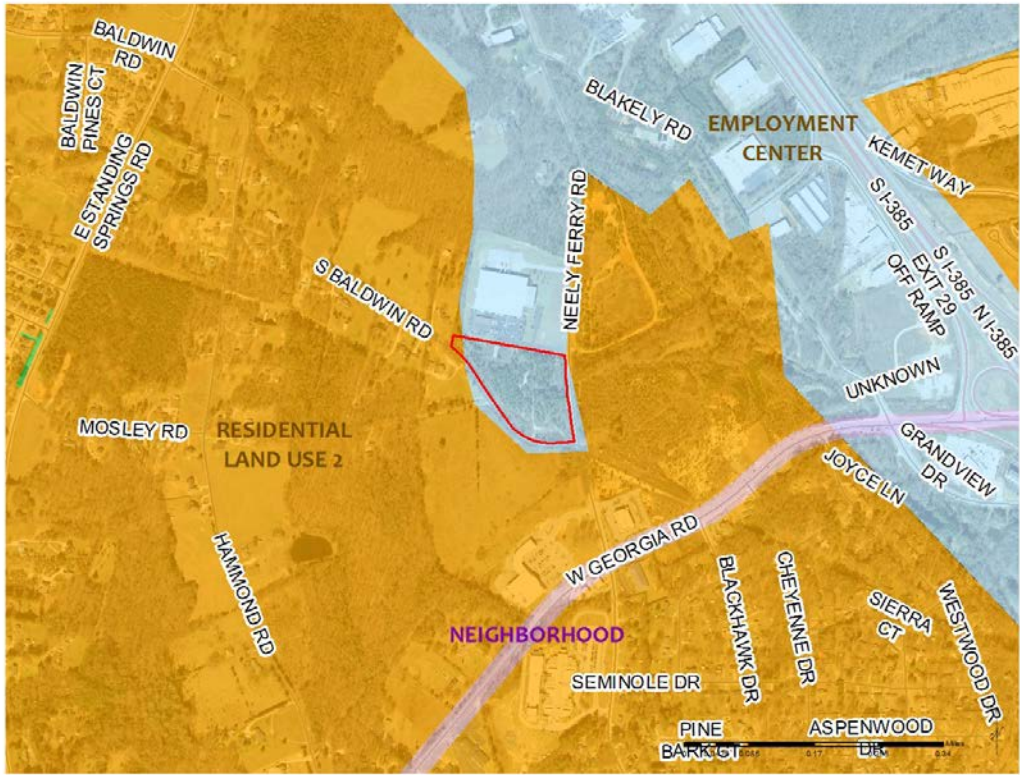
Aerial Photography, 2017





Zoning Map





Future Land Use Map