

Zoning Docket from July 15, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-50	Rick Goddard for 33 Stevens Street LLC 33 Stevens Street and Emery Street 0109000700102 I-1, Industrial to C-3, Commercial	23	Approval	Approval 7-24-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 15, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Rezoning is a down-zoning • Building is currently vacant • Will be up-fitting existing building <p>2) Resident</p> <ul style="list-style-type: none"> • In favor of this project • Excited to see the building brought back to life • Is positive for the community <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject parcel is part of the <u>Imagine Greenville Comprehensive Plan</u> and is designated as <i>Residential Land Use 3</i>, which prescribes 6 or more units per acre. The subject parcel is also located within the <u>Dunean Community Plan</u>, where it is designated as a site for <i>Re-invigorate</i>. Floodplain is not present on this parcel.</p> <p>Additionally, the subject parcel is located along a bus route. Bus Route 504 is 0.37 miles away on Anderson Road and 0.44 miles away on the corner of Stevens Street and Marue Drive. While sidewalks are present near the subject site, they do not connect the subject parcel to the bus route.</p> <p>SUMMARY:</p> <p>The subject parcel zoned I-1, Industrial, is 0.99 acres of property located on Stevens Street approximately 0.5 miles northwest of the intersection of Henrydale Avenue and Interstate 185. The parcel has approximately 370 feet of frontage along Stevens Street and 180 feet of frontage along Emery Street. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is to convert the first floor into apartments and the second floor into office space.</p> <p>CONCLUSION:</p> <p>The subject site abuts the Dunean Mill and was previously used as offices for the mill. Since then the subject site has remained vacant. Staff is of the opinion the requested rezoning of C-3, Commercial is appropriate based on the <u>Dunean Community Plan</u> which recommends redevelopment of this parcel, along with the <u>Imagine Greenville Comprehensive Plan</u> recommending 6 or more units per acre. Staff believes rezoning this parcel to allow office space and apartments would have a positive impact on the community and would allow for a transition from industrial zoning to single-family residential</p>					

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	<p>zoning.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>
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DOCKET NUMBER: CZ-2019-50

APPLICANT: Rick Goddard for 33 Stevens Street LLC

PROPERTY LOCATION: 33 Stevens Street and Emery Street

PIN/TMS#(s): 0109000700102

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.99

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in June 1973, as part of Area 4A. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: vacant office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	manufacturing plant
East	R-10	church and vacant land
South	R-10	single-family residential and parking lot
West	I-1	manufacturing plant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker 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
<i>Current</i>	<i>I-1</i>	<i>0 units/acre</i>	<i>0.99</i>	<i>0 units</i>
Requested	C-3	16 units/acre		15 units

A successful rezoning may add up to 15 dwelling units.

ROADS: Stevens Street: two-lane State-maintained minor collector
Emery Street: two-lane State-maintained local

Location of Traffic Count	Distance to Site	2011	2014	2018
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TRAFFIC:

Stevens Street	65' W	1,900	1,650 -13.2%	2,200 +33.3%
Hutchins Street	780' N	2,400	2,200 -8.3%	2,500 +13.6%
Stevens Street	1,000' E	2,300	2,200 -4.3%	2,600 +18.2%

ANALYSIS:

The subject parcel is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3*, which prescribes 6 or more units per acre. The subject parcel is also located within the Dunean Community Plan, where it is designated as a site for *Re-invigorate*. Floodplain is not present on this parcel.

Additionally, the subject parcel is located along a bus route. Bus Route 504 is 0.37 miles away on Anderson Road and 0.44 miles away on the corner of Stevens Street and Marue Drive. While sidewalks are present near the subject site, they do not connect the subject parcel to the bus route.

SUMMARY:

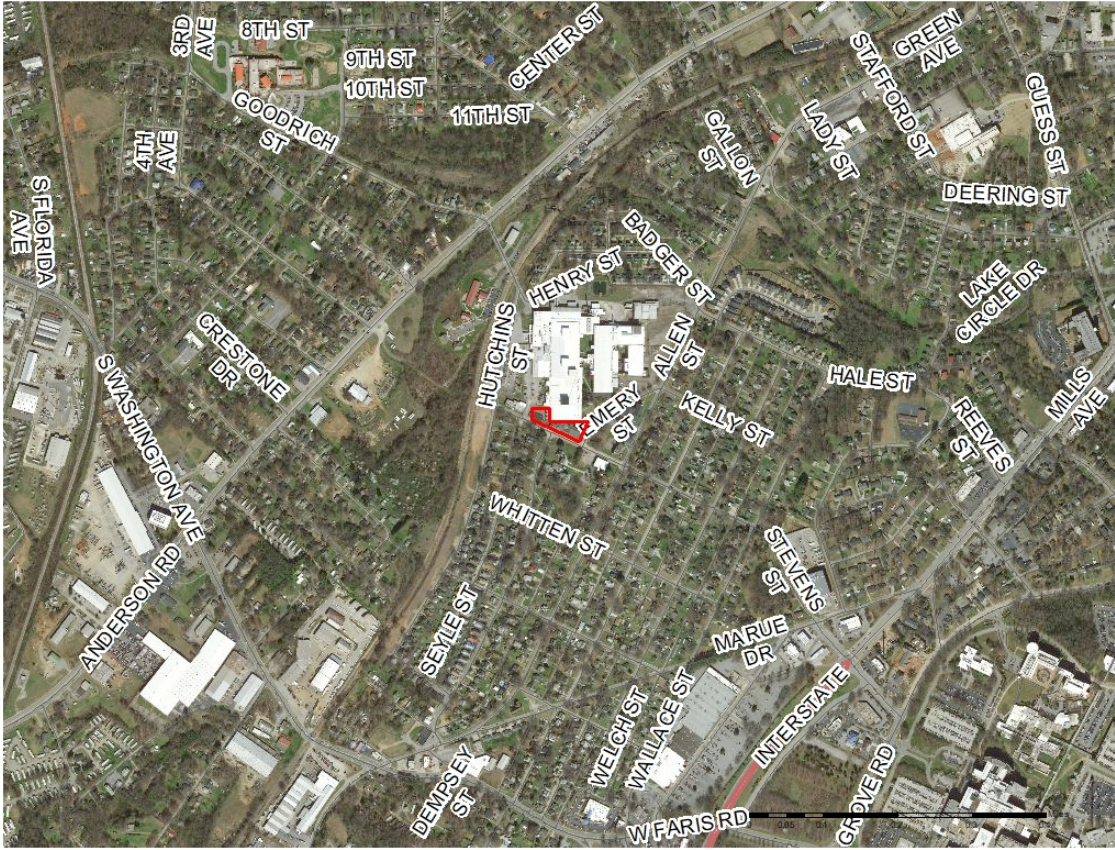
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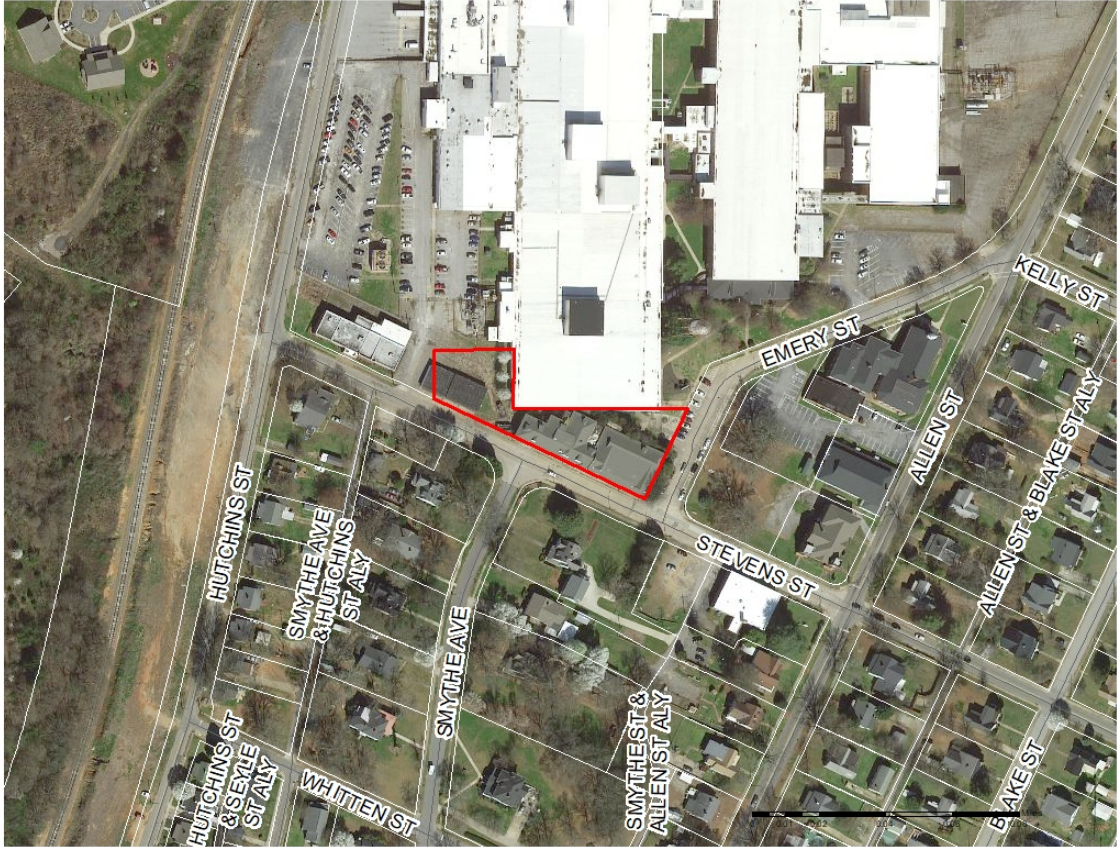
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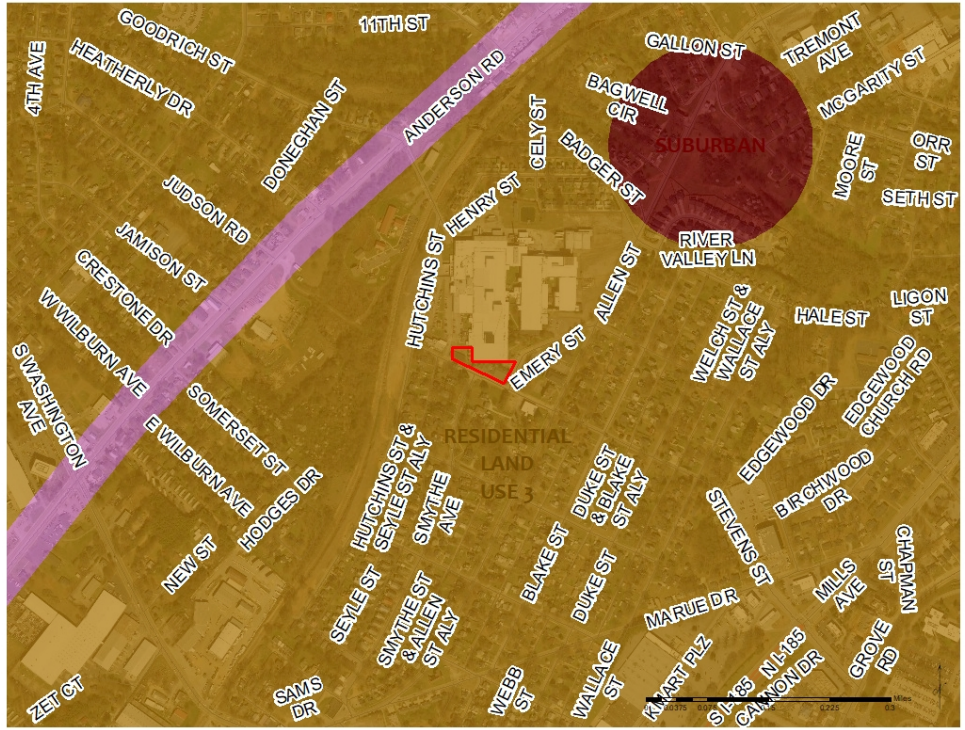
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Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.



Aerial Photography, 2019





Future Land Use Map (Above), Dunean Conceptual Master Plan (Below)

Dunean Master Plan

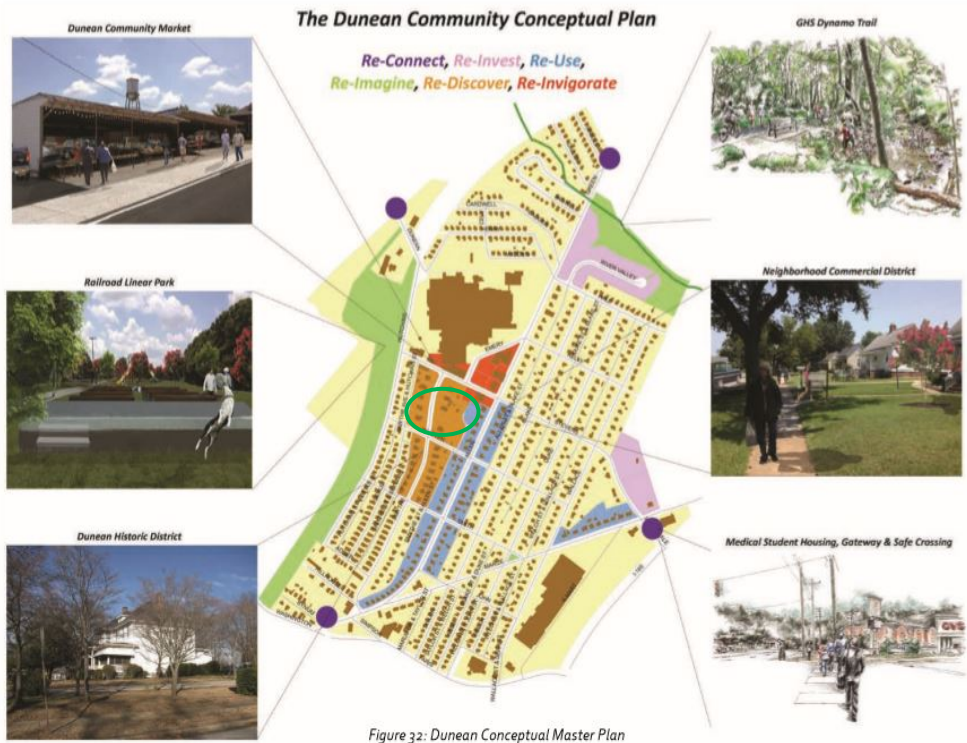


Figure 32: Dunean Conceptual Master Plan