

Zoning Docket from August 19, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-54	Richard B. Dreskin for Equinox, LLC 201 Abney Street 0121002000200 I-1, Industrial to R-7.5, Single-Family Residential	23	Approval	Approval 8-28-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Rental property for property owner • Zoned I-1 by Brandon Mill, when it operated as a mill • Wants to allow GCCA to use as an artist residence <p>2) Resident</p> <ul style="list-style-type: none"> • With GCCA • Would renovate house for visiting artists to live in • No commercial activity would occur on this property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant 6/24/19</p>					<p>Petition/Letter</p> <p><u>For:</u> 1 Letter</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i> which prescribes 6 or more units per acre. The subject site is also included in the <u>Brandon Community Plan</u>, noted as a place to “live”, as on the Land Use Plan. While the subject parcel is not along a bus route, Route 506 is located approximately 0.33 miles away at the intersection of Pendleton Street (SC-124) and Lois Avenue. Additionally, there are partial sidewalks in this area.</p> <p>SUMMARY:</p> <p>The subject parcel zoned I-1, Industrial is 0.41 acres of property located on Abney Street approximately 0.8 miles southeast of the intersection of White Horse Road and Old Easley Highway. The parcel has approximately 182 feet of frontage along Abney Street. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential. The applicant states the proposed land use is for a residence.</p> <p>CONCLUSION:</p> <p>The subject site is located in the Brandon Community which is mainly made up of single-family residential zoning and land uses. The subject site was originally zoned I-1, Industrial in 1973, but has remained residential. Staff is of the opinion the requested rezoning to R-7.5, Single-Family Residential is appropriate based on the surrounding zoning and land uses. The requested rezoning is also consistent with the <u>Brandon Community Plan</u> recommending this area as “live”.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.</p>					

DOCKET NUMBER: CZ-2019-54

APPLICANT: Richard B. Dreskin for Equinox, LLC

PROPERTY LOCATION: 201 Abney Street

PIN/TMS#(s): 0121002000200

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: R-7.5, Single-Family Residential

ACREAGE: 0.41

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: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	single-family residential
East	PD	multifamily residential, art studios, art galleries, and co-working space
South	PD	multifamily residential, art studios, art galleries, and co-working space
West	I-1	single-family residential

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.

The property is also part of the Brandon Community Plan, noted as a place to *live*.

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	I-1	0 units/acre	0.41	0 units
Requested	R-7.5	5.8 units/acre		2 units

A successful rezoning may add up to 2 dwelling units.

ROADS: Abney Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Old Easley Highway	540' N	7,000	6,900 -1.4%	8,000 +15.9%

ANALYSIS:

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SUMMARY:

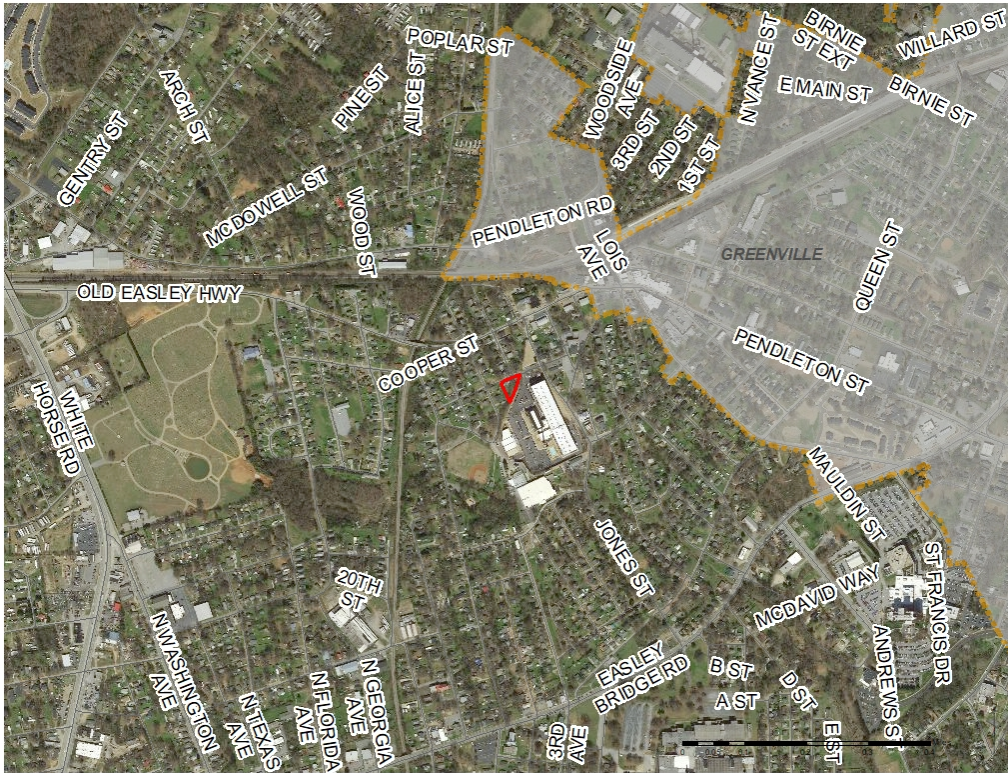
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CONCLUSION:

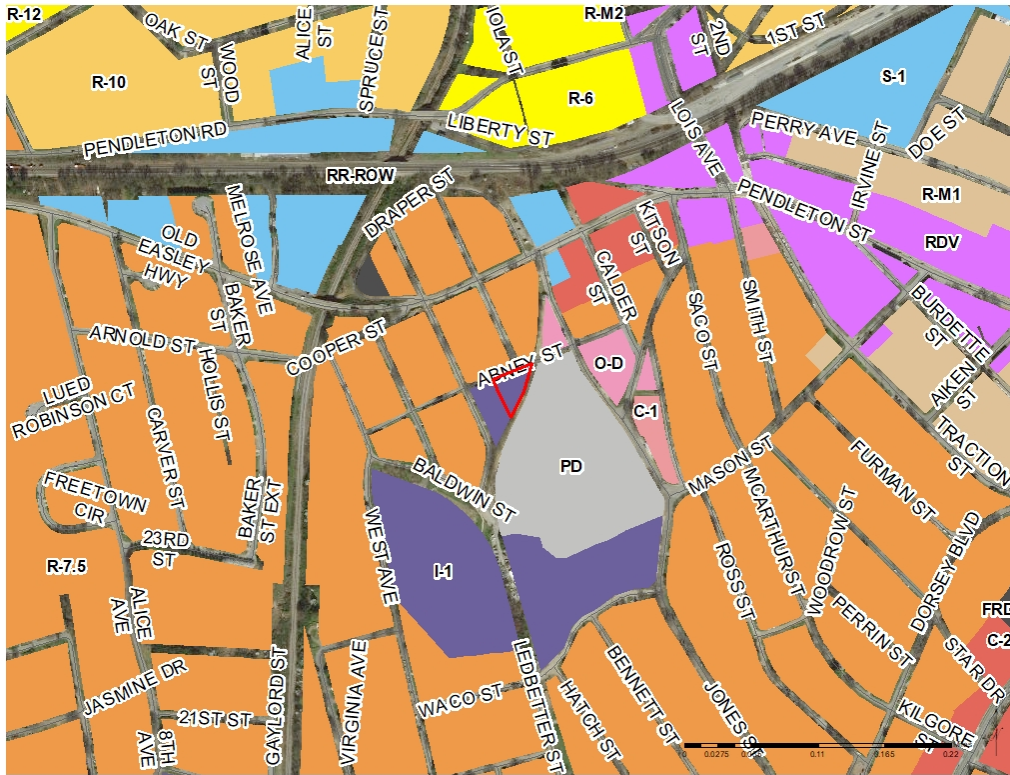
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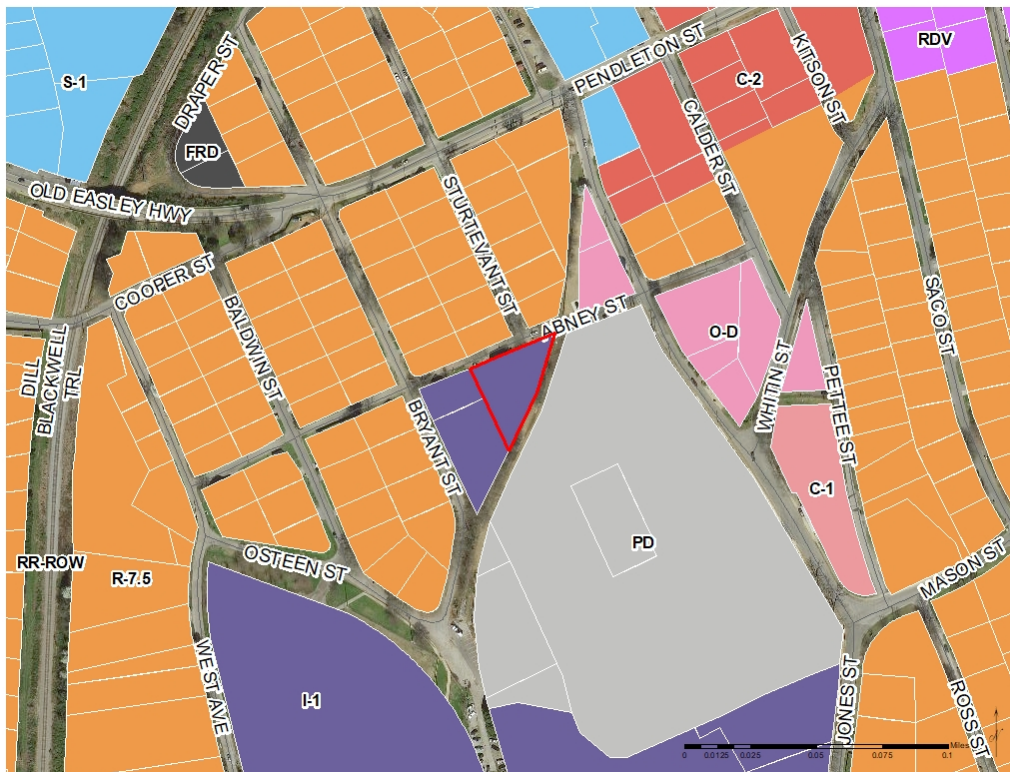


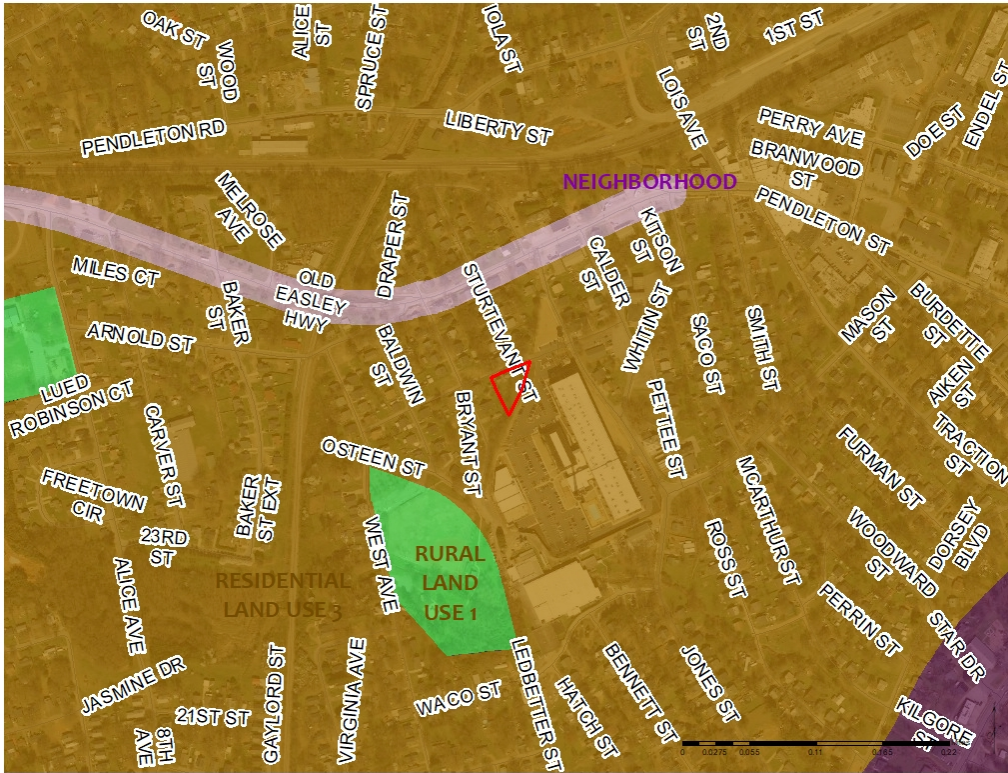
Aerial Photography, 2018





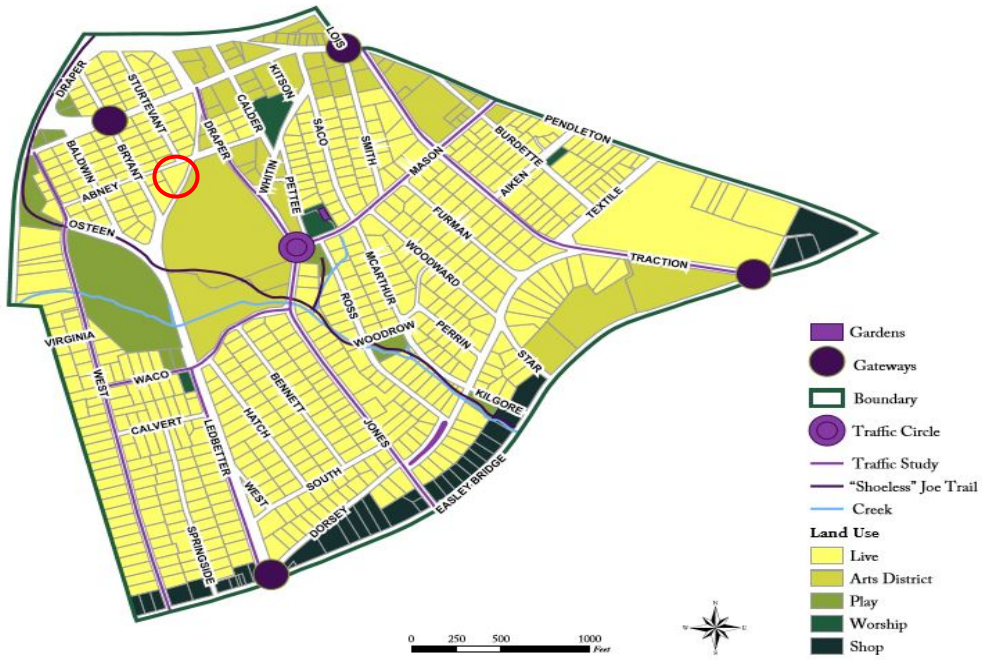
Zoning Map





Future Land Use Map

LIVE: Land Use



Land Use Plan

Brandon Community Plan, Land Use Plan