

Zoning Docket from October 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-73	B. Hunter Gibson of Vining Realty, LLC for Hollingsworth Funds, Inc, c/o Ken Hunt Holland Road 0546010102700 and 0546010102701 (portion) R-12, Single-Family Residential to R-M14, Multifamily Residential	28	Approval	No Recommendation 10-23-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Developer has traditionally done multifamily throughout the state • Would create a good community • Increase in taxpayers would help fund infrastructure improvements and Greenville County Schools • Is aware of stormwater and traffic concerns • Traffic Impact Study has been completed • TIS states only 60 added trips in the morning and no turn lanes recommended • 236 units proposed • Traditional style to match suburban character of the area • Half of units would be 2 bedrooms, and other half would be a mix of 1 and 3 bedrooms • Development would not span the tributary on site <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Entrance would be on a blind curve along Holland Road • Other approved development and this project will add more traffic • Is concerned about the safety of children <p>2) Resident</p> <ul style="list-style-type: none"> • 300 or 400 houses already use access off of Holland Road • Holland Road backs up as people try to get to school and I-385 in the morning • Schools in the area are already overcrowded <p>3) Resident</p> <ul style="list-style-type: none"> • Has concern over how narrow Holland Road is • Expects to see 450 to 550 more cars per day <p>4) Resident</p> <ul style="list-style-type: none"> • Infrastructure must be updated before development can happen <p>5) Resident</p> <ul style="list-style-type: none"> • Area consists of single-family homes and some townhomes • Would like to see it remain predominately single-family <p>6) Resident</p>					<p>Petition/Letter For: None</p> <p>Against: 14 Present</p>

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	<ul style="list-style-type: none"> • Concern over flooding • Sees more and more water due to Gilder Creek • Adding concrete will cause stormwater issues <p>7) Resident</p> <ul style="list-style-type: none"> • Used to love how green Greenville County is • New development is making it less green and beautiful <p>8) Resident</p> <ul style="list-style-type: none"> • Feels like Holland Road is becoming like Five Forks • Apartments at the opposite end of Holland are also adding to traffic <p>9) Resident</p> <ul style="list-style-type: none"> • Has concern over the fire station servicing the area with more development • Has concerns about possible drowning at Gilder Creek • Would like to see Greenville County and the City of Mauldin work together for good development <p>List of meetings with staff: None</p>	
Staff Report	<p>ANALYSIS: The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 2</i> which prescribes 3 to 6 units per acre. Floodplain is present on this property. This property is not located near any public transportation. Additionally, no sidewalks are present near this property.</p> <p>SUMMARY: The subject parcel zoned R-12, Single-Family Residential, is 23 acres of property located on Holland Road approximately 0.7 miles southeast of the intersection of Interstate 385 and Bridges Road. The parcel has approximately 1,150 feet of frontage along Holland Road. The applicant is requesting to rezone the property to R-M14.</p> <p>The applicant states the proposed land use is for multifamily residential.</p> <p>CONCLUSION: The subject site is located less than a mile from the 385 and Bridges Road exit. It also abuts I-385, which would not be ideal for single-family residential along a major highway. Staff is of the opinion that while the future land use map recommends 3 to 6 units per acre, a higher density may be more appropriate for this location, especially with its close proximity to a major highway. Staff is of the opinion the requested rezoning to R-M14 is appropriate and would allow for infill in an area that could potentially support greater density.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M14, Multifamily Residential.</p>	
GCPC	At the October 23, 2019 Planning Commission meeting the Commission members voted in favor of No Recommendation due to tie voting, 3 to 3.	

DOCKET NUMBER: CZ-2019-73

APPLICANT: B. Hunter Gibson of Vining Realty, LLC for Hollingsworth Funds, Inc, c/o Ken Hunt

PROPERTY LOCATION: Holland Road

PIN/TMS#(s): 0546010102700 and 0546010102701 (portion)

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: R-M14, Multifamily Residential

ACREAGE: 23

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: These parcels were originally zoned R-12, Single-Family Residential in May 1971, as part of Area 2. There are no previous rezoning requests for these parcels.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12 and S-1	construction staging site and vacant wooded land
East	R-15	single-family residential and vacant wooded land
South	R-12	single-family residential
West	R-12, R-M and R-M1	single-family residential, apartments and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 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-12	3.6 units/acre	23	82 units
Requested	R-M14	14 units/acre		322 units

A successful rezoning may add up to 240 dwelling units.

ROADS: Holland Road: two-lane State-maintained minor collector.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Bethel Road	1,050' N	4,100	3,200 -23.0%	4,800 +50.0%

ANALYSIS:

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SUMMARY:

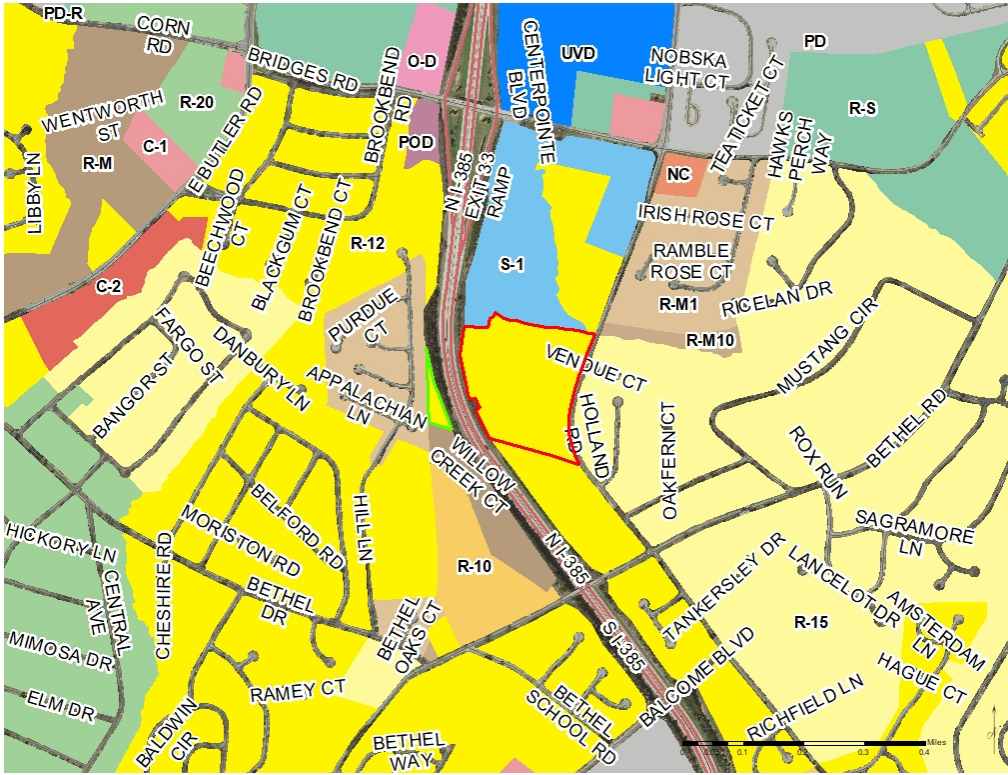
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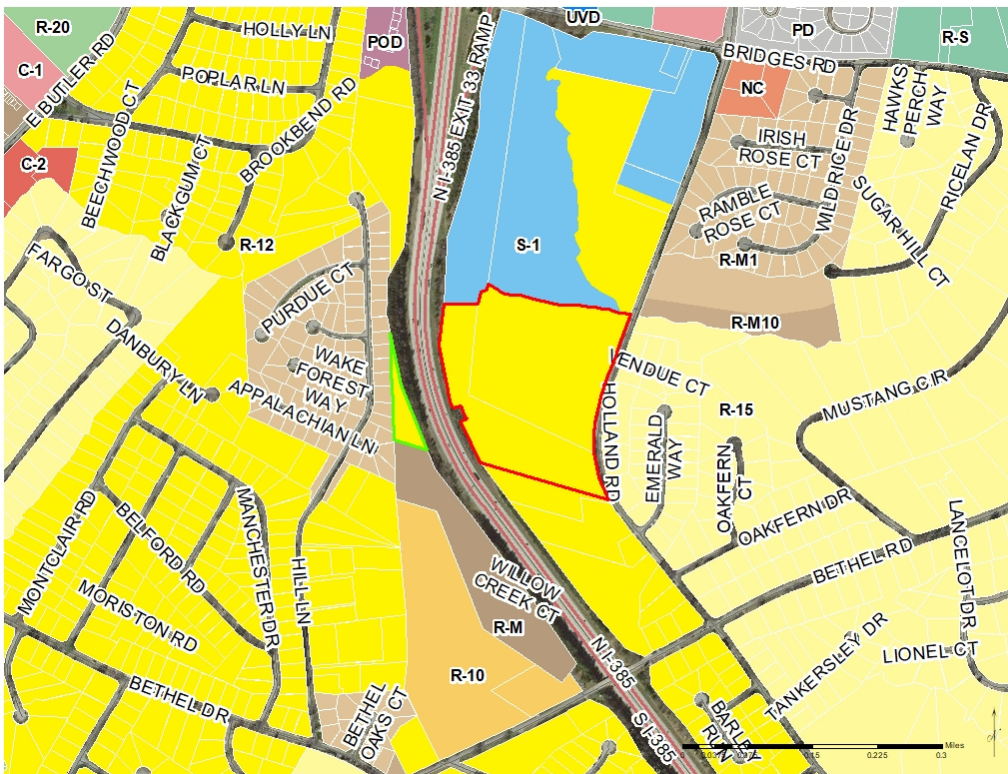
CONCLUSION:

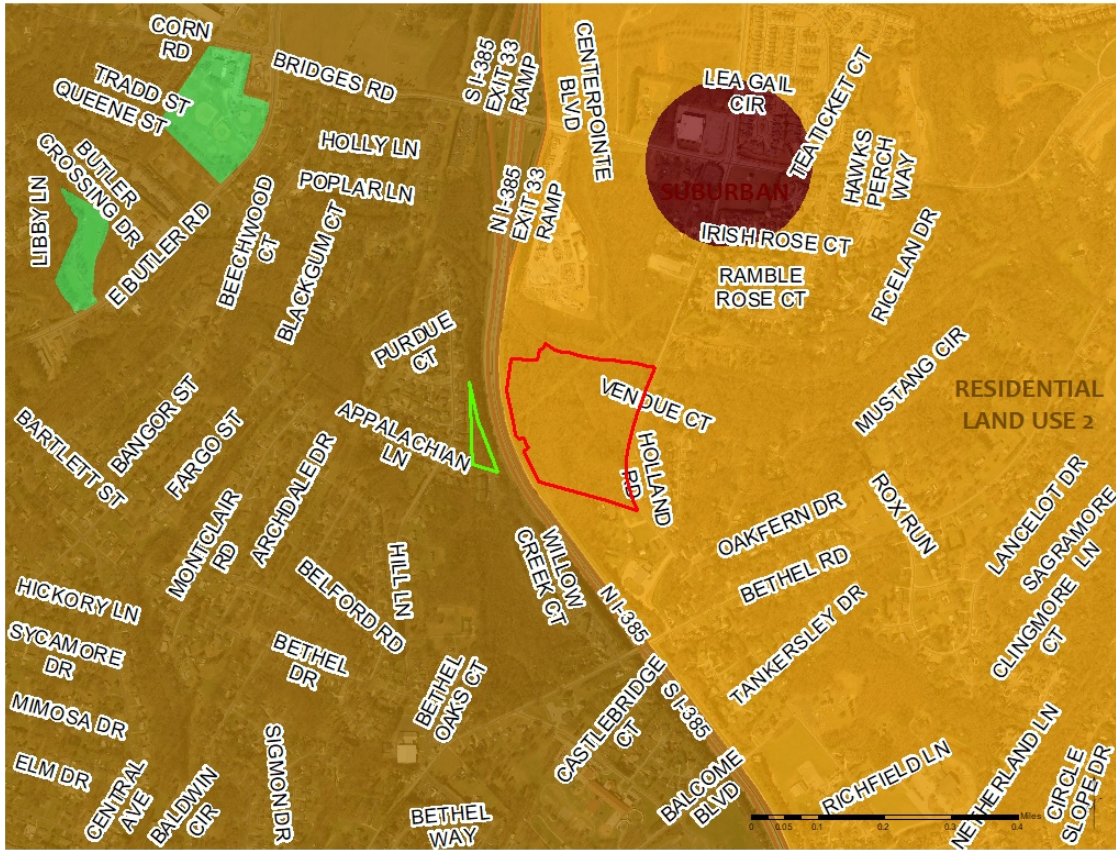
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Based on these reasons staff recommends approval of the requested rezoning to R-M14, Multifamily Residential.



Zoning Map





Imagine Greenville, Future Land Use Map