

Zoning Docket from May 16, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-35	Timothy Andrew Brett for James A. Harris 3100 Block of Grandview Drive 0306000200702 S-1, Services to R-M16, Multifamily Residential	28	Approval	Approval 5/25/16	Approval 6/6/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Bob Knight, representing Tim Brett <ul style="list-style-type: none"> • Introduced Mr. Ford 2) Frank Ford, Direct of Development, Evolve Properties <ul style="list-style-type: none"> • Regional developer • Showed provided presentation • 240 unit development • 10- 24 unit buildings (1- and 2- bedroom units) with patio/ storage units • 28 garage spaces in 7 buildings • Full time onsite management • Pool, cabana • Showed slides of a development in Asheville • Mixed materials, stone, brick, hardiplank • Private company would be hired for trash collection • Residents would take either right or left out of the site <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 15.6 acres of property located on Grandview Drive approximately 0.4 miles southwest of the intersection of West Georgia Road and Interstate 385. The parcel has approximately 1,100 feet of frontage along Grandview Drive.</p> <p>The applicant is requesting to rezone the property to R-M16, Multifamily Residential. This residential district is established to provide for varying population densities. The principle use of land is for one-family, two-family, and multiple-family dwellings and recreational, religious, and educational facilities normally associated with residential development.</p> <p>The applicant states the proposed land use is for residential/ multifamily. The location is adjacent to an existing R-HI (Residential High Density) zoning (City of Simpsonville) that is developed as a multi-family residential complex. Also, with the exposure to the adjacent interstate, the site may have been equally or more suited for office use.</p> <p>It is staff's opinion that this requested rezoning would have minimal immediate impact to the character of the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the request for R-M16, Multifamily Residential.</p>					