

Zoning Docket from October 17, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-61	Debbie Bucklaew for Joseph Batson 207 Old Piedmont Highway 0102000200900 (portion) R-10, Single-Family Residential to R-M20, Multifamily Residential	25	Approval	Approval 10-26-16	Approval 10-31-16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 17, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • 5 ½ acres total • Proposed 50 townhomes • \$175,000 to \$200,000 price range • 1,200 to 1,500sqft units • 2 story units <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerns over traffic in the area • Lots of semi traffic • Concerns over the impact on their 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 R-10, Single-Family Residential is 1.5 acres of property located on Old Piedmont Highway and Dempsey Street approximately 0.8 miles west of the intersection of Mills Avenue and I-185. The parcel has approximately 430 feet of frontage along Old Piedmont Highway and 280 feet of frontage along Dempsey Street.</p> <p>The applicant is requesting to rezone the property to R-M20, Multifamily Residential. This property is split zoned, and the applicant is requesting to expand the existing R-M20 to include the whole parcel. The subject parcel is located in a predominantly residential area. The Imagine Greenville Comprehensive plan designates the surrounding neighborhoods as Residential Land Use 3.</p> <p>The applicant stated in the public hearing that the intended use is for townhomes.</p> <p>Staff is of the opinion that the requested zoning is consistent with the surrounding zoning to the north and south of the subject site. It is also consistent with future land use map which identifies this area as appropriate for higher density infill housing.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.</p>					