

Zoning Docket from September 14, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-60	John Darrohn, PE for Jose Rodriguez 729 Crestfield Road 0374000303700 R-M20, Multi-Family Residential to R-10, Single-Family Residential	25	Approval	Approval 9-23-20	Approval 10-05-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 14, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> Property is to be combined with two other R-10 properties that are adjacent to subdivide for a single-family residential development. Looking to clean up future split-zoning issues for the development. Unify future development's zoning, setbacks, and density. <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> Does not want density to further increase. Misunderstood requested zoning. Withdrew his objection. <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 property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site. There is one school located within a mile of the site, Quest Leadership Academy. The property is along a bus route, 507 and there are sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-M20, Multifamily Residential is 1.09 acres of property located on Crestfield Road, is approximately 0.16 miles North East of the intersection of Crestfield Road and Hwy 25. The subject parcel has approximately 156 feet of road frontage along Crestfield Road. The applicant is requesting to rezone the property to R-10, Single-family Residential</p> <p>The applicant states that the proposed land use is for a Single-family Residential Development.</p> <p>CONCLUSION</p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Neighborhood. This future land use designation allows for single-family residential as a primary uses and also suggests a density of 3 to 5 dwelling units per acre.</p> <p>The request for R-10, Single-family Residential is a less intense zoning district than the R-M20 that is currently in place, matching the zoning districts of the adjacent properties that are currently R-10, as well. Additionally, R-10 zoning allows for 4.4 dwelling units per acre, which falls within the suggested density in the Suburban Neighborhood future land use designation.</p>					
GCPC	At the September 23, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for R-10, Single-family Residential.					
P&D	At the October 5, 2020 Planning and Development Committee meeting, the Committee members voted to recommend approval for this rezoning request.					