

Zoning Docket from September 14, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-61	Margaret Wells Lee, Beverly Wells Day, and Judith Wells Warfield 211 Fairmont Ave 0387000100403, 0387000100401, and 0387000100400 (Portion) R-12, Single-Family Residential to R-M20, Multi-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> <p>Applicant – current property owner</p> <ul style="list-style-type: none"> Parcel has been in the family for 70 years. Wanting to clean up split zoning and up affordable housing units. <p>Applicant – developer</p> <ul style="list-style-type: none"> A buffer will remain between the property and ReWa. 100% of units will be at or below 60% AMI. <p><u>Speakers Against:</u></p> <p>None</p> <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>Open Space and Suburban Neighborhood</i>. Floodplain is not present on the site. There are no known historic or cultural resources on this site, though large portions of the site are significantly wooded. There are two schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject property zoned R-12, Single-family Residential is 11.87 acres of property located on Fairmont Avenue approximately 0.49 miles south of the I-85 North Bound Exit 36b ramp. The subject parcel has approximately 1,671 feet of road frontage along Fairmont Avenue. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for Apartments.</p> <p>CONCLUSION</p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Open Space and Suburban Neighborhood. Areas with the Suburban Neighborhood future land use designation are noted to have primary uses of single-family detached and single-family attached residential, along with secondary uses of small-scale apartments, civic and institutional facilities, and neighborhood parks. This future land use designation also recommends a density of 3 to 5 dwelling units per acre.</p> <p>Despite there being a portion of the property that falls within the Suburban Neighborhood future land use designation, the large majority of the property falls under Open Space in the Comprehensive Plan. Additionally, the area is adjacent to the Transitional Corridor future land use designation, which recommends 13 to 20 units per acre. The other portion of a parcel that is included in this request is</p>					

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	<p>already zoned R-M20, Multifamily Residential zoning, and there is commercial zoning in the area that would also permit multifamily development. Staff is of the opinion that due to its close proximity to the Transitional Corridor future land use designation, and the existence of R-M20, Multifamily Residential zoning nearby, that the request to rezone the subject property to R-M20, Multifamily Residential is fitting with surrounding area.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.</p>
GCPC	<p>At the September 23, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for R-M20, Multifamily Residential.</p>
P&D	<p>At the October 5, 2020 Planning and Development Committee meeting, the Committee members voted to recommend approval for this rezoning request.</p>