

Zoning Docket from January, 11 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-03	Adriona Reyes for JSA.L MC, LLC 1000 Anderson Road and Valentine Street 0112001600401 R-M20, Multi-Family Residential To R-6, Single-Family Residential District	23	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to put another home on site • Home will be about 982 square feet • Price of the home will be about \$280,000 to \$300,000 • New home will raise property values <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Core Neighborhood</i>. Floodplain is present on the overall site. There are three schools located within one mile of the site, Fuller Normal School, Hollis Academy, and Greenville Senior High School. The property is also not along any bus routes, However, there are sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcels are zoned R-M20, Multi-Family Residential and is 0.3 acres of land located on Anderson Road and Valentine Street, and is approximately 0.53 miles south-west of the interchange Anderson Road and Dunbar Street. The subject parcel has approximately 97 feet of frontage Anderson Road and 125 feet of frontage along Valentine Street. The applicant is requesting to rezone the property to R-6, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for Single-Family Residence.</p> <p>CONCLUSION:</p> <p>The subject parcel, zoned R-M20, Multifamily Residential, is located along Hwy 81, a State-maintained arterial road, and Valentine St., a State-maintained collector road, both which contain single-family residential uses. A successful rezoning to R-6, Single-family Residential would accomplish the applicant’s goal of subdividing this parcel, allowing for infill development, as well as better alignment with the Core Neighborhood’s gross density, outlined in the <u>Plan Greenville County Comprehensive Plan</u>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.</p>					