

Zoning Docket from April 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-28	Guadalupe Villar of Alvarez Enterprises, LLC for Isaac Quintana N. Charles Drive and Conestee Road 0421000700303 C-2, Commercial District to R-MA Multifamily Residential District	25	Approval	Approval 4-28-21	Approval 5-3-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Wants to change to a residential property to allow the construction of a residential dwelling. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>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 overall site. There is one school located within one mile of the site: Conestee Baptist Day School. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned C-2, Commercial and is 0.67 acres of land located on N. Charles Drive and Conestee Road, and is approximately 0.24 miles east of the intersection of Fork Shoals Road and Conestee Road. The subject parcel has approximately 122 feet of frontage along Conestee Road, and approximately 147 feet of frontage along N. Charles Drive. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for Single-Family Detached Dwelling.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned C-2, Commercial, is located along Conestee Road, a State-maintained collector road, and N. Charles Drive, a State-maintained residential road and contains an existing non-conforming use. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would better align with the zoning and uses in the immediate area as well as bring the subject property into conformity with the Zoning Ordinance as an approved land use.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning R-MA, Multifamily Residential.</p>					