

**Zoning Docket from May 17, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-41	Willis Lee Holliday for John Thomas Latham on behalf of Med Rentals, LLC South Welcome Road and Julian Avenue 0242020301600 and 0242020301300 R-12, Single-family Residential R-MA, Multifamily Residential	25	Approval	Approval 5-26-21	Approval 6-14-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> <li>Wants to improve area with proposed project (four duplexes)</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> <li>Neighbor opposes duplexes (but not single-family homes)</li> <li>Cites nearby community facilities</li> <li>Cites cut-through traffic in the area</li> <li>Mentions nearby mobile home parks and apartment complexes</li> </ul> <p>2) Citizen</p> <ul style="list-style-type: none"> <li>Concerned about potential nuisances from future project</li> </ul> <p><b>List of meetings with staff: none</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></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. There are four schools located within one mile of the site: Tabernacle Christian School, Welcome Elementary, Tanglewood Middle, and Carolina Academy. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-12, Single-family Residential and is 1.74 acres of land located on S. Welcome Road and Julian Avenue, and is approximately 0.14 miles south of the intersection of Old Easley Bridge Road and New Dunham Bridge Road. The subject parcel has approximately 250 feet of frontage along S. Welcome Road and 149 feet of frontage along Julian Avenue. 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 duplexes.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-12, Single-family Residential, is located along South Welcome Road, a two-lane State-maintained residential road, and Julian Avenue, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area. It will also provide the possibility for infill development in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.</p>					

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