

Zoning Docket from May 15, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-35	Ted White for Double Diamond Ventures, LLC E. North Street 0278000108500, 0278000108600, 0278000108700 and 0278000108800 R-20, Single-Family Residential to R-M10, Multifamily Residential	22	Approval	Denial 5/24/17	Denial 6/5/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 15, 2017 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Has questions for the developer <p>2) Resident</p> <ul style="list-style-type: none"> • Wants to keep multifamily out of this area • Concerns of safety and traffic in the area • Have issues getting out onto street during peak times • Would like to keep it single-family residential <p>3) Resident</p> <ul style="list-style-type: none"> • Lived in neighborhood for over 45 years • Safety a concern, people run red light at neighborhood all the time <p>4) Resident</p> <ul style="list-style-type: none"> • Would like to know where parking would be, what the buildings would look like and what the setbacks would be • Opposed to zoning <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 10 (present)</p>
Staff Report	<p>The subject parcel zoned R-20, Single-Family Residential is 1.55 acres of property located on East North Street approximately 1.2 miles east of the intersection of East North Street and North Pleasantburg Drive. The parcel has approximately 430 feet of frontage along East North Street. The applicant is requesting to rezone the property to R-M10, Multifamily Residential.</p> <p>The applicant states the proposed land use is for single-family attached townhouses.</p> <p>The subject site is located in a highly urbanized area. The requested rezoning is consistent with the Greenville County Comprehensive Plan, recommending 6 or more units per acre. Staff is of the opinion that rezoning the parcel to R-M10, Multifamily Residential will have minimal impact to the surrounding community.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-M10, Multifamily Residential.</p>					