

**Zoning Docket from January 13, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-05	Stephanie P. Gates for ECS Development, LLC 201 Reid School Road T029030105000 R-S, Residential Suburban to R-M20, Multifamily Residential	20	Denial	Held 1-22-20 Denial 5-27-20	Held 6-1-20 Denial 7-6-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would be a multi-family development</li> <li>• Is surrounded by other similar development</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <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 a part of the <u>Imagine Greenville County</u> Comprehensive Plan, designated as Residential Land Use 2, which calls for 3 to 6 units per acre. The proposed use would allow up to 20 units per acre. This property is not along a bus route, and no sidewalks are present in this area. Additionally, Floodplain is present adjacent to the subject parcel. There are no known significant historical, cultural or environmental features on site. Additionally, the property is located 1.15 miles from a school.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned R-S, Residential Suburban is 6.3 acres of property located on Reid School Road approximately 0.25 miles northwest of the intersection of Reid School Road and Wade Hampton. The parcel has approximately 616 feet of frontage along Reid School Road. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states the proposed land use is for a multifamily development.</p> <p><b>CONCLUSION</b></p> <p>According to the <u>Imagine Greenville County</u> Comprehensive Plan, this area is designated for residential uses with “ideal density ranges from 3 units per acre to 6 units per acre.” This request, allowing up to 20 units per acre, is not in conformance with the comprehensive plan in place at the time of application.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-M20, Multifamily Residential.</p>					
GCPC	<p>At the January 22, 2020 Planning Commission meeting, the Commission members voted to hold the applicant’s rezoning request at the request of the applicant.</p> <p>At the May 27, 2020 Planning Commission meeting, the Commission members recommended denial.</p>					
P&D	<p>At the June 1, 2020 Planning and Development Committee meeting, the Committee members held the item per the applicants request. The applicant stated they would be resubmitting as an FRD.</p> <p>At the July 6, 2020 Planning and Development Committee meeting, at the applicant’s request to</p>					

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	<p>move forward with the current requested rezoning to R-M20, Multifamily Residential, this docket was taken off hold and the Committee Members voted to recommend denial of the requested rezoning.</p>
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