

### Zoning Docket from May 16, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-042	Justin Atwood of Rallis Wood LLC for Rallis Wood LLC 823 and 825 Woodside Ave., Greenville, SC 29611 0126001000101 R-7.5, Single-Family Residential District to R-M20, Multifamily Residential District	23	Approval	Approval 5-25-22	Approval 6-6-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Rezone and redevelop it for apartments or condos at 20 units per acre</li> <li>Raised units with parking underneath due to floodplain issues</li> <li>Currently consists of church and church related buildings</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Floodplain</i> and <i>Traditional Neighborhood</i>. The subject property is a part of the <u>City View Community Plan</u>, where it is designated as <i>Single-Family Residential</i>.</li> <li>Woodside Avenue is a two-lane State-maintained Collector road. The parcel has approximately 320 feet of frontage along Woodside Ave. The parcel is approximately 0.16 miles south of the intersection of Woodside Avenue and W. Bramlett Rd. The property is not along a bus route. There are also no sidewalks in the area.</li> <li>Floodplain is present on the site. There are no known historic or cultural resources on the site. There are three schools within a mile of the site: Legacy Charter School, Alexander Elementary, and Monaview Elementary.</li> <li>The subject property is zoned R-7.5, Single-Family Residential District and is 0.85 acres of land located on Woodside Ave. The applicant is requesting to rezone the property to R-M20, Multifamily Residential District.</li> <li>The applicant states that the proposed land use is for a multifamily development.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>Woodside Avenue is a two-lane State-maintained Collector Rd. Staff is of the opinion that the requested rezoning is appropriate due to the significant site constraint that the floodplain places on the property, which would make it difficult to develop single-family residential on the site.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.</p>					