

**ZONING DOCKETS FROM NOVEMBER 5, 2012 P AND D MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2012-43</b>	Martin Livingston for GCRA Marie and Greenbriar Street (Brutontown) R-M20 to R-6 0175000908907 and 22 other contiguous tax map numbers	23	A	A	A	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 15, 2012 were:</b></p> <p><u>Speakers For</u>                      (1) Current zoning is multifamily and the majority of the area is single-family                      (2) Plan on putting in single-family attached units                      (3) R-6 zoning provides the needed density</p> <p><u>Speakers Against</u>                      (1) None</p>					Petition/Letter  For –  Against –
<b>Staff Report</b>	<p>Staff is of the opinion the requested R-6, Single-Family Residential, district is appropriate at this location considering the surrounding zoning and land uses. The current R-M20, Multifamily Residential, zoning district allows for more intensive residential uses than the proposed R-6, Single-Family Residential, zoning district. The lot size and uses permitted by the R-6, Single-Family Residential, district are consistent with the existing zoning and uses in the area.</p> <p>This area, known as Brutontown, has been undergoing redevelopment by the Greenville County Redevelopment Authority for the last few years. The rezoning and subsequent development of these parcels is part of the master plan. The subject properties have been identified to be developed with two-family dwellings (duplexes). As mentioned above, the proposed zoning district excludes the development of apartments.</p> <p>One of the conditions for two-family dwellings in the R-6, Single-Family Residential, district is the installation of five-foot sidewalks. This requirement is consistent with the remainder of the development and will make Brutontown more pedestrian friendly. Based on these reasons, Staff recommends approval of the R-6, Single-Family Residential, district request.</p>					