

**Zoning Docket from November 6, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-66	James T. Miller, IV for Jack Cochran Anderson Road 0242040105200 and 0242040105700 R-M20, Multifamily Residential and R-12, Single-Family Residential to R-MHP, Residential Manufactured Home Park District	25	Denial	Denial 11/15/17	Denial 11/20/17	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 6, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Has owned this property for years</li> <li>• Approached by national developers</li> <li>• New mobile homes would be placed there</li> <li>• Private storage and gated community</li> <li>• Proposing 94 mobile home sites</li> <li>• Would provide affordable housing</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Bought church 4 years ago right next to property</li> <li>• Currently renovating church</li> <li>• Best value for this site</li> <li>• Concerns about safety</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Concerned about the property being maintained</li> <li>• Current mobile home parks not maintained</li> <li>• Illegal dumping happening in mobile home parks</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Opposed to zoning</li> <li>• People can live in bad conditions in mobile home parks</li> <li>• Concern for quality of life</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Concerned about traffic</li> <li>• Concerned about a lack of public transportation available in this area</li> <li>• Pedestrian traffic will increase</li> </ul> <p>5) Resident</p> <ul style="list-style-type: none"> <li>• Lives in mobile home</li> <li>• Concerned about safety and the number of calls police have to answer</li> <li>• Recommends building homes instead of mobile homes</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> 969 Petitions 1 Letter</p>

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<b>Staff Report</b>	<p>The subject parcel zoned R-12, Single-Family Residential and R-M20, Multifamily Residential, is 42.8 acres of property located on Anderson Road approximately 0.5 miles west of the intersection of Anderson Road and White Horse Road. The parcel has approximately 360 feet of frontage along Anderson Road and 495 feet of frontage along Maxie Avenue. The applicant is requesting to rezone the property to R-MHP, Residential Manufactured Home Park District.</p> <p>The applicant states the proposed land use is for a mobile home park.</p> <p>The subject site is surrounded by different zonings and land uses with single-family residential and a church being predominate abutting land uses. Rezoning the subject site to R-MHP, Residential Manufactured Home Park District would allow up to nine dwelling units per acre. The Imagine Greenville County Comprehensive Plan recommends three to six units per acre. Staff is of the opinion that R-MHP, Residential Manufactured Home Park District is not an appropriate zoning based on density and that it is not consistent with the future land use map.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-MHP, Residential Manufacture Home Park District.</p>
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