

**Zoning Docket from September 14, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-62	Kurrie Thompson for Rr A Joint Venture E Settlement Road B006000101001 (Portion) S-1, Services to R-M20, Multi-Family Residential	19	Approval	Approval 9-23-20	Approval 10-05-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 14, 2020 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>• Rezoning to allow for 100-120 Affordable Housing Units.</li> <li>• Believes property is well situated for use.</li> <li>• 100% of units will be at or below 60% AMI.</li> </ul> <p><u>Speakers Against:</u> 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 part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. The parcel is included in the Berea Area Plan designated as, <i>Commercial/Office</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site. There are three schools located within a mile of the site.. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned R-M20, Multifamily Residential is 8.9 acres of property located on E. Settlement Road, and is approximately 0.08 miles south of the intersection of E Settlement Road and Hwy 25. The subject parcel has approximately 1035 feet of road frontage along E. Settlement Road. The applicant is requesting to rezone the property to R-M20, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for apartments.</p> <p><b>CONCLUSION</b></p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Transitional Corridor. This future land designation typically relates to sites with older, primarily commercial corridors with a wide variety of land uses. Sites are noted to also be considered as candidates for reuse, with a primary uses such as commercial, office, and retail, and secondary uses such as townhomes and single-family detached. The density recommended for these future land use types is 12 to 30 dwellings per acre. Additionally, the subject property is also designated Commercial/Office in the Berea Community Plan. Commercial/Office is intended for commercial and office developments of an appropriate size to serve the area. This may include shopping centers, grocery stores, convenience stores, general retail stores, and restaurants, as well medical and professional offices, along major thoroughfares with heavy traffic.</p> <p>In addition to these future land use designations, the surrounding area includes a number of parcels that are zoned for multifamily residential use. The surrounding area also includes parcels currently zoned R-M20, Multifamily Residential.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential.</p>					

**Zoning Docket from September 14, 2020 Public Hearing**

<b>GCPC</b>	At the September 23, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for R-M20, Multifamily Residential.
<b>P&amp;D</b>	At the October 5, 2020 Planning and Development Committee meeting, the Committee members voted to recommend approval for this rezoning request.