

**Zoning Docket from January 11, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-10	Juan Rodriguez Old Easley Highway 0233000100500,0233000100400, 0233000100300,0233000100200 R-S, Residential Suburban To R-M20, Multifamily Residential District	23	Approval	Approval	Approval	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Has owned property for 3 years and would like to build apartments on the property</li> <li>• Property has good access to White Horse Road</li> <li>• Would not have a large impact on traffic</li> <li>• Would be located at the entrance to West Greenville.</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> None</p> <p><u>Against:</u> 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>Industrial</i>. Floodplain is not present on the overall site. There are no schools located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcels are zoned R-S, Residential Suburban and is 4.16 acres of land located on Old Easley Highway, and is approximately 0.23 miles east of the interchange of US Highway 25 and Old Easley Highway. The subject parcel has approximately 672 feet of frontage along Old Easley Highway. 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 a Multifamily Development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel(s), zoned R-S, Residential Suburban, are located along Old Easley Highway, a State-maintained minor collector road. The subject property is adjacent to C-2, Commercial to the west, S-1, Services across the street with R-7.5 surrounding. Staff is of the opinion that the requested zoning from R-S, Residential Suburban to R-M20, Multifamily Residential would not be detrimental to the area since other uses with similar densities exist nearby.</p> <p>Based on these reasons, staff recommends approval of the requested zoning to R-M20, Multifamily Residential.</p>					