

Zoning Docket from February 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-13	Rodney E. Gray of Gray Engineering Consultants Inc. for Betty Jane B. Bullard and Margaret B. Pearson Fairview Road 0567010102704, 0567010102705 R-S, Residential Suburban To R-20, Single-Family Residential District	26	Approval	Approval 2/24/21	Approval 3/1/21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Fits with Comprehensive Plan Future Land Use at 3 to 5 dwelling units per acre • Requested zoning is consistent with zoning in the area • No rear access, will have increased main entrance • Main entrance will be 26 feet across of asphalt • Will do a Traffic Impact Study as part of the Preliminary Plan process • Looking to align driveways with the property across Fairview Road. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The site is located in or is adjacent to a FEMA regulated floodplain. The Greenville County Flood Damage Prevention Ordinance applies to this project. Any future development would be affected. All proposed work adjacent or within the floodplain requires a floodplain permit. All new structures must have the lowest floor, including utilities, elevated at least four (4) feet above the base flood elevation. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</p> <p>SUMMARY</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Fairview Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area. The applicant states that the proposed land use is for a Multifamily Development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Fairview Road, a two-lane State-maintained minor collector road. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested zoning to R-20, Single-Family Residential District.</p>					

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