

**Zoning Docket from March 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-25	James D. McCutchen of Davis & Floyd, Inc. for Crown Properties, LLC 1359 Ridge Road M011020202400 R-10, Single-family Residential District and R-M20, Multifamily Residential District To R-M16, Multifamily Residential District	25	Approval	Approval 3-24-21	Approval 4-5-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 15, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to spread the zoning evenly over the currently split-zoned property.</li> <li>• Would have townhomes on site.</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 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 Comprehensive Plan</u>, where it is designated as <i>Suburban Mixed Use</i>. There is no floodplain present on the site. There are no known historic or cultural resources on site; however the site is heavily wooded. There are three schools within a mile of the site: JL Mann Academy, St. Joseph’s Catholic School, and Christ Church Episcopal School.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-10, Single-family Residential and R-M20, Multifamily Residential and is 11.84 acres of land located on Ridge, and is approximately 0.3 miles south of the intersection of Fairforest Way and Ridge Road. The subject parcel has approximately 248 feet of frontage Ridge Road. The applicant is requesting to rezone the property to R-M16, Multifamily Residential.</p> <p>The applicant states that the proposed land use is for a Multifamily Residential Development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, split-zoned R-10, Single-Family Residential and R-M20, Multifamily Residential is located along Ridge Road, a County-maintained Minor Collector Road. Staff is of the opinion that a successful rezone to R-M16, Multifamily Residential would remove the parcel’s split-zone status, allowing the site to be developed cohesively, and providing for additional housing opportunities in this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M16, Multifamily Residential.</p>					