

Zoning Docket from April 19, 2021 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|---------------------|--------------------|---|
| CZ-2021-35 | Paul Harrison of Bluewater Civil Engineering for Julia Louise Barker, Linda Marilyn Howard, and Gail Elizabeth Tucker, Frank J. Ayers, III & Carol B. Ayers Michelin Road 0593030101104 and 0593030101105 R-S, Residential Suburban District to R-15, Single-Family Residential District | 25 | Approval | Approval 4-28-21 | Approval 5-3-21 | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Property across the street was recently rezoned and well developed • Site is adjacent to Michelin properties • There is floodplain on the southern portion of the site • Proposed development could provide a walkable site for the commercial developments • Metro Connects is running a sewer main along the creek <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter For: None</p> <p>Against: 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>Industrial</i>. Floodplain is present on the site. There are no schools located within one mile of the site. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and is 40.1 acres of land located on Michelin Rd., and is approximately 0.5 miles southeast of the intersection of Antioch Church Rd. and Michelin Rd. The subject parcel has approximately 2,419 feet of frontage along Michelin Rd. The applicant is requesting to rezone the property to R-15, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Michelin Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with the surrounding land uses and 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 rezoning to R-15, Single-family Residential.</p> | | | | | |