

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-78	Charles C. Mitchell of RM Capital, LLC for RM Capital, LLC Bracken Rd 0408000100300 R-S, Residential Suburban District to R-MA, Multifamily Residential District	26	Denial	Denial 9-22-21	Denial 10-4-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter For: 5 - Petition</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Grove Elementary. The property is also 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 District and is 0.98 acres of land located on Bracken Road, and is approximately 0.23 miles east of the intersection of Old Grove Road and Bracken Road. The subject parcel has approximately 202 feet of frontage along Bracken Road. The applicant is requesting to rezone the property to R-MA, Multifamily Residential District.</p> <p>The applicant states that the proposed land use is for Single-Family Residential.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Bracken Road a two-lane county-maintained collector road. Staff is aware that a successful rezoning to R-MA, Multifamily Residential would allow for the applicant's proposed use of Single-Family and be consistent with surrounding properties' zones; however, staff is of the opinion that some permitted uses in R-MA are not appropriate for the subject property due to site constraints and road improvements in the immediate area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-MA, Multifamily Residential.</p>					