

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-104	Benjamin Menez for Araceli Perales Jimenez Palmetto Ave 0146000601600 and 0146000601700 C-2 Commercial District to R-MA, Multifamily Residential District	19	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <p>- Combined the two parcels to allow for a double wide manufactured home</p> <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</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>Traditional Neighborhood</i>. Floodplain is not present on the site. Two schools are located within one mile of the site: Monaview Elementary and Lakeview Middle. 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 C-2, Commercial and is 0.287 acres of land located on Palmetto Ave. and is approximately 0.23 miles north of the intersection of West Blue Ridge Dr. and Cedar Lane Rd. The parcel has approximately 100 feet of frontage along Palmetto Ave. The applicant is requesting to rezone the property to R-MA, Multifamily Residential.</p> <p>The applicant states that the proposed land use is a single-family residence.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned C-2, Commercial, is located along Palmetto Avenue, a two-lane, County-maintained residential road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would be consistent with adjacent zoning and would not have an adverse impact on the surrounding established neighborhood.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-104

APPLICANT: Benjamin Menez for Araceli Perales Jimenez

PROPERTY LOCATION: Palmetto Ave

PIN/TMS#(s): 0146000601600 and 0146000601700

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.287

COUNCIL DISTRICT: 19 – Meadows

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ZONING HISTORY: This parcel was originally zoned C-2, Commercial in April 1972 as part of Area 3. There have been no other rezoning requests.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Automobile Repair Facility, Single-Family Residential
East	C-2	Single-Family Residential
South	C-2	Single-Family Residential
West	R-MA	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-2	16 units/acre	0.287	4 units
Requested	R-MA	20 units/acre		5 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Palmetto Avenue is a two-lane, County-maintained residential road. The parcel has approximately 100 feet of frontage along Palmetto Avenue. The parcel is approximately 0.23 miles north of the intersection of West Blue Ridge Drive and Cedar Lane Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Monaview Elementary and Lakeview Middle.

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CONCLUSION:

Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.

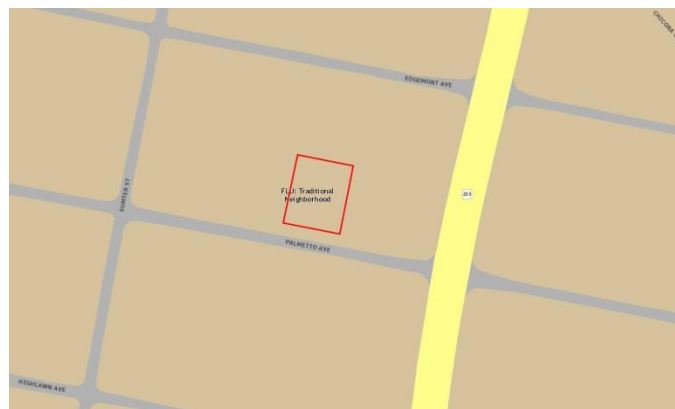
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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map