

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC 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 11-17-21	Approval 12-6-21	
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>					