

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-011	William McKinney of Haynsworth Sinkler Boyd P.A. for Jeronimo Hirschfeld of OREI Greenville Land Property Owner, LLC Stallings Rd. 0525030100500 & 0525030100400 R-12, Single-Family Residential District to R-M20, Multifamily Residential District	20	Denial	Denial 1-26-22	Denial 1-31-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Request is consistent with the surrounding area 2) Applicant <ul style="list-style-type: none"> • Will hold asset for a long time • Provides a high level product with many amenities <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>Suburban Edge</i>. Floodplain is not present on the site and there are no schools within one mile of the site. The property is not along any bus routes. There are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential District and is 6.56 acres of land located on Stallings Rd., and is approximately 0.05 miles southwest of the intersection of Stallings Rd and Reid School Rd. The parcel has approximately 495 feet of frontage along Stallings Rd. The applicant is requesting to rezone the property to R-M20, Multifamily Residential District.</p> <p>The applicant states that the proposed land use is a Multifamily Residential Development.</p> <p>CONCLUSION</p> <p>The subject property is located on Stallings Rd., a two-lane State-maintained collector road. The allowable uses of the requested rezoning are more intensive than the surrounding neighborhoods and do not conform to the <u>Plan Greenville County</u> Comprehensive Plan.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-M20, Multifamily Residential.</p>					