

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-030	Mark Ells for Linda R Miller, Iris R Hooper & Adon Olam Messianic Congregation Emily Ln. & Pine Dr., Piedmont, SC 29673 0602010100200 & 0601030101600 Unzoned to R-M20, Multifamily Residential District	25	Approval	Approval 3-23-22	Approval 4-4-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Properties across the street is also zoned R-M20 • Conforms with the Comprehensive Plan • Sewer has been obtained for the site <p><u>Speakers Against:</u></p> <p>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>Mixed Employment Center</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 Unzoned and is 37.07 acres of land located on Emily Ln. and Pine Dr., and is approximately 0.11 miles west of the interchange of Emily Lane and Augusta Rd (Hwy 25). The subject property has approximately 1,707 feet of frontage along Emily Lane and approximately 756 feet of frontage along Pine Drive. 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 Unzoned parcels are located along Emily Lane, a two-lane State-maintained collector road, and Pine Drive, a two-lane County-maintained residential road. Staff is of the opinion that the requested zoning of R-M20, Multifamily Residential is appropriate as it is the same density as what would be required in the Unzoned area and is adjacent to other R-M20 zoned properties and similar uses.</p> <p>Based on these reasons, staff recommends approval of the requested initial zoning to R-M20, Multifamily Residential.</p>					