

Zoning Docket from September 19, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-082	Merle Somero for S&H Enterprise LLC St. Mark Rd., Taylors, SC 29687 T008000100202 R-20, Single-Family Residential to R-M10, Multifamily Residential	18	Approval	Approval 9-28-22	Approval 10-3-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 19, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Proposing to develop roughly 14 townhomes • Would like to provide more affordable/entry level style homes in the Taylors area <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Lives across the street from the subject parcel • Discussed concerns with current congestion and traffic safety concerns on this street <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. • St. Mark Road is a two-lane State-maintained collector road and the parcel has approximately 146 feet of frontage along St. Mark Road. The parcel is approximately 0.22 miles northwest of the intersection of Wade Hampton Blvd. and St. Mark Road. The property is not along a bus route. There are also no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Greenville Presbyterian Theological Seminary is located one mile from the site. • The applicant is requesting to rezone the property to R-M10, Multifamily Residential. The applicant is proposing multifamily residential. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel, zoned R-20, Single-Family Residential is located along St. Mark Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-M10, Multifamily Residential would align with the zoning of the parcels to the north and would not have an adverse impact on the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M10, Multifamily Residential.</p>					