

Zoning Docket from November 14th, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-107	Stanislav Gendlin of SV Homes, LLC for SV Homes, LLC Marble St. and Blackwood St., Greenville, SC 29611 0111000600600, 0111000600700, 0111000601700, 0111000601500 and 0111000601600 NC, Neighborhood Commercial to R-M20, Multifamily Residential	23	Approval	Approval 11-16-22	Approval 12-5-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14th, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Agent <ul style="list-style-type: none"> • This site is unique site due to the only approved development under the NC zoning district • Would like to rezone back to R-M20 to allow the parcels to be developed <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</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>Mixed Use Corridor, Traditional Neighborhood, and Floodplain</i>. The subject property is part of the <u>Judson Community Plan</u>, where it is designated as <i>Infill Housing</i>. • Blackwood Street is a two-lane County-maintained residential road. The parcels have approximately 113 feet of frontage along Blackwood Street. Marble Street is a two-lane County-maintained residential road. The parcels have approximately 148 feet of frontage along Marble Street. The parcels are 0.03 miles northwest of the intersection of Blackwood Street and Anderson Road (Highway 81). The property is not located along a bus route. There are no sidewalks in the area. • Floodplain is present on 2 out of the 5 parcels. There are no known historic or cultural resources on the site. There are four schools located with one mile of the site; Hollis Academy, Adult Education/Lifelong Learning, Greenville High Academy, and University of South Carolina School of Medicine. • The applicant is requesting to rezone the property to R-M20, Multifamily Residential District. The applicant is proposing Two-Family Residential Dwellings. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned NC, Neighborhood Commercial, is located along Blackwood Street, a two lane County-maintained residential road and Marble Street, a two-lane County-maintained residential road. The subject parcels were zoned R-M20, Multifamily Residential District until 2016. Staff is of the opinion that a successful rezoning to allow for residential uses is consistent with adjacent uses and zoning and would not create adverse impacts on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-M20, Multifamily Residential District.</p>					