

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-005	Jeffrey B. Randolph of the Randolph Group for Reconcile Community Church Oak Dr., Fortner Ave., & S. Florida Ave. 0250000200201 R-10, Single-Family Residential to R-MA, Multifamily Residential	25	Approval	Approval 1/25/23	Approval 2/6/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23rd, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Representing the property owner and Homes of Hope • Would like to develop 10 attached affordable townhomes • Would also include a community park <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>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of .70 acres • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Traditional Neighborhood</i>. • Oak Drive is a two-lane State-maintained residential road. The parcel has approximately 180 feet of frontage along Oak Drive. Fortner Avenue is a two-lane County-maintained residential road. The parcel has approximately 170 feet of frontage along Fortner Avenue. S. Florida Avenue is a two-lane County-maintained residential road. The parcel has approximately 190 feet of frontage along S. Florida Avenue. The parcel is approximately 0.42 miles northeast of the intersection of White Horse Road and S. Florida Avenue. The property is not along a bus route. There are no sidewalks in the along the property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site; Welcome Elementary, Tabernacle Baptist College, Hollis Academy, and Carolina High. • The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing attached single-family dwellings. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned R-10, Single-Family Residential District is located along Oak Drive, a two-lane State-maintained residential road; Fortner Avenue, a two-lane County-maintained residential road; and South Florida Avenue, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District is appropriate for the area and consistent with adjacent residential uses. Additionally, the proposed use is consistent with the Future Land Use from the Plan Greenville County Comprehensive Plan, which designates the parcel as Traditional Neighborhood.</p>					

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	Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.
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