

Zoning Docket from January 11, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-07	Mark Thoennes of Mark Thoennes Builders for Greenville County Disabilities/Thrive Upstate 123 Hawkins Street 0111001100100 R-20A, Single-family Residential to R-7.5, Single-family Residential	23	Approval	Approval	Approval	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were: <u>Speakers For:</u> None <u>Speakers Against:</u> None List of meetings with staff: None					Petition/Letter For: None Against: None
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>Traditional Neighborhood</i>. This property is also included in the Judson Community Plan, where it is designated <i>Infill Housing</i>. Floodplain is not present on the site. There are no known historic or cultural resources on this site. There is one elementary school located within a mile of the site: Hollis Academy. The property is not along a bus route but there are sidewalks across the street from the subject property.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-20A, Single-family Residential is 0.85 acres of property located on Hawkins Street, Ninth Street, and Tenth Street. The parcel is approximately 0.32 miles northwest of the intersection of Goodrich Street and Anderson Road (Highway 81). The parcel has approximately 184 feet of frontage along Hawkins Street, as well as 200 feet of frontage along Ninth Street, and 208 feet of frontage along Tenth Street. The applicant is requesting to rezone the property to R-7.5, Single-family Residential.</p> <p>The applicant states that the proposed land use is for a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-20A, Single-family Residential was originally zoned R-7.5, Single-family Residential, and is located along three State-maintained residential roads. It is also located in an area where it is surrounded on three sides with R-7.5, Single-family Residential zoning. Staff is of the opinion that rezoning to R-7.5, Single-family residential maintains the character of this area and would be consistent with the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-family Residential.</p>					