

Zoning Docket from June 14, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-52	Matthew H. Coponen for Lori L. Mauldin Riverside Drive T006000101900 R-S, Residential Suburban District to R-7.5, Single-family Residential District	18	Approval	Approval 6-23-21	Approval 7-19-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 14, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • 4 separate lots and do single-family detached homes. • Wants to rezone to match what is already in the area. <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 Use Corridor</i>. Floodplain is not present on the overall site. One school is located within one mile of the site: Brook Glenn Elementary. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and consists of 1.2 acres of land located on Riverside Drive, and is approximately X approximately 0.79 miles east of the intersection of West Main Street and Wade Hampton Boulevard. The subject parcel has approximately 204 feet of frontage along Riverside Drive. 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 single-family residential.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Riverside Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-7.5, Single-family Residential would be consistent with the surrounding land uses and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-family Residential.</p>					