

Zoning Docket from August 15, 2022 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|------------------|------------------|---|
| CZ-2022-073 | Christopher Ray Johnson of Venture Home Buyers, LLC for Venture Home Buyers, LLC 305 Minus St.; 119 & 117 Middleton St., Greenville, SC 29601 0112001400100 & 0112001400200 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District | 23 | Approval | Approval 8-24-22 | Approval 9-19-22 | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on August 15, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> If able to be rezoned to R-6 District, they can subdivide and bring the parcels into compliance <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>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 Comprehensive Plan</u>, where it is designated as <i>Core Neighborhood</i>. The subject property is also part of the Sterling Master Plan. No future land use recommendations are included in this plan. Minus Street is a one-lane County-maintained local road. The parcels have approximately 149 feet of frontage along Minus Street. Middleton Street is a one lane County-maintained local road and the parcels have approximately 130 feet of frontage along Middleton Street. The parcels are located approximately 0.19 miles south of the intersection of Dunbar Street and Minus Street. The property is not along a bus route, but Route 504 is located approximately 0.32 miles away on Anderson Road and Route 502 is located approximately 0.50 miles away on Easley Bridge Road. There are no sidewalks in the area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Hollis Academy, Sullivan Center for Lifelong Learning, Greenville High Academy, and A.J. Whittenberg Elementary School are located within one mile of the site. The applicant is requesting to rezone the property to R-6, Single Family Residential District. The applicant is proposing a single-family dwelling. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcels zoned R-7.5, Single-Family Residential, are located along Minus Street, a one-lane County-maintained local road and Middleton Street, a two-lane County maintained local road. Currently, parcel 0112001400100 is existing nonconforming with two single-family detached residential units. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential, to reconfigure lot lines and create parcels for each existing structure would be consistent with the uses in the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.</p> | | | | | |