

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-006	David Andrew Earle with Innovest Development, LLC for B5 RE Investments, LLC 101 East Blue Ridge Drive 0167000703200 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District	19	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"> • Currently approximately a 14,000 sq. ft. lot and would like to subdivide to have the ability to build another parcel <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 .31 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. • East Blue Ridge Drive is a four-lane State-maintained arterial road. The parcel has approximately 72 feet of frontage along East Blue Ridge Drive. Arbor Street is a two-lane County-maintained residential road. The parcel has approximately 182 feet of frontage along Arbor Street. The parcel is on the corner of East Blue Ridge Road and Arbor Street. The property is not along a bus route. There are sidewalks along the property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Cherrydale Elementary and Northwest Crescent Child Development Center. • 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 parcel zoned R-7.5, Single-Family Residential District is located along East Blue Ridge Drive, a four-lane State-maintained arterial road and Arbor Street, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District to allow for one additional parcel would be consistent with adjacent uses and would not create adverse impacts on the area. Additionally, the proposed use is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as Traditional Neighborhood.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.</p>					