

**Zoning Docket from February 17<sup>th</sup>, 2025 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-010	Erik R. Bogart, Esq. of Bogart Law Fire, P.A. for 9 Springside, LLC 9 Springside Ave., Greenville, SC 29611 Portion of 0117000401800 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District	23	Approval	Approval 2/26/2025	Approval 3/3/2025	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 17, 2025 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant                             <ul style="list-style-type: none"> <li>• Client of the applicant would like to subdivide the property to build another dwelling; however, the remaining parcel would only fit the R-6 zoning district minimum square footage</li> <li>• Would be consistent with surrounding parcel sizes as well</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b></p> <p><u>Against:</u></p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 0.159 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is a part of the <u>Brandon Community Plan</u>, where it is designated as <i>Residential/Live</i>.</li> <li>• Springside Avenue is a two-lane County-maintained residential road. The portion of the parcel has approximately 67 feet of frontage along Springside Avenue. The parcel is approximately 0.06 miles north of the intersection of Springside Avenue and New Easley Road (HWY 123). The property is not located along a bus route but Route 502 is located ~0.1 miles away at Easley Bridge Road. There are no sidewalks along the subject property.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Hollis Academy.</li> <li>• The applicant is requesting to rezone the property to R-6, Single-Family Residential District. The applicant is proposing single-family residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b>                      The subject property, zoned R-7.5, Single-Family Residential District is located along Springside Avenue, a two-lane, County-maintained residential road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the parcel as <i>Traditional Neighborhood</i> and suggests a gross density of 6 to 20 dwelling units per acre. Additionally, Staff feels the requested zoning district would not have an adverse impact on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.</p>					