

Zoning Docket from March 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-27	Chuck Langston of Langston-Black Real Estate, Inc. for LBRE Properties, LLC Rodgers Road G005000204601 and G005000204600 (portion) R-12, Single-Family Residential To R-7.5, Single-Family Residential	18	Approval	Approval 3-24-21	Approval 4-5-21	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on March 15, 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>Suburban Neighborhood</i>. Floodplain is not present on the overall site. One school is located within one mile of the site: Calvary Christian School. The property is also not along a bus route and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcels are zoned R-12, Single-Family Residential and is 0.35 acres of land located on Rodgers Road and is approximately 0.18 miles east of the interchange of Brushy Creek Road and S Buncombe Road. The subject parcel has approximately 110 feet of frontage along Rodgers Road. 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.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-12, Single-Family Residential, is located along Rodgers Road, a County-maintained Residential Road. A successful rezoning to R-7.5, Single-Family Residential would achieve the applicant's goal of allowing for two dwelling units on the subject parcel. While staff realizes an R-7.5 Zoning Classification would be denser than the existing residential area, the lot is an existing non-conforming lot and a successful rezoning would bring this parcel into conformity.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.</p>					