

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-61	Kenneth Bettencourt for K & L Investments, Inc. 635 Godfrey Road 0531020103502 and 0531020103506 R-S, Residential Suburban District to R-15, Single-Family Residential District	21	Approval	Approval 7-28-21	Approval 8-16-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Wanting to building possibly 4 houses that are consistent with the surrounding areas • Lots that are approximately 14,000 sq. ft. in size • Working to obtain sewer if easements are possible <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Lives adjacent to the subject parcel • Concerned with runoff and flooding coming from this parcel if four houses are built <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>Suburban Neighborhood</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Oakview 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 is 1.4 acres of land located on Godfrey Road, and is approximately 0.39 miles southeast of the intersection of Anderson Ridge Rd and Batesville Rd. The subject parcel has approximately 280 feet of frontage along Godfrey Road. The applicant is requesting to rezone the property to R-15, 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 is along Godfrey Road, a two-lane County-maintained collector road. Staff is of the opinion that the number of lots that a successful rezoning would allow would not have an adverse effect on the area, especially considering the recent change to Godfrey Road in which it terminates before reaching Batesville Road.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>					