

**Zoning Docket from September 20, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-83	Josiah Pott of Zenith Real Estate for Robert T. Cox, Jr. 340 Blakely Ave. 0593040103300 R-S, Residential Suburban District to R-15, Single-Family Residential District	25	Approval	Approval 9-22-21	Denial 10-4-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen                             <ul style="list-style-type: none"> <li>• Concerns with traffic and safety on Blakely Ave.</li> <li>• Concerns with the overcrowding of existing schools and sewer availability on the property</li> <li>• Concerns with wetlands</li> </ul> </li> <li>2) Citizen                             <ul style="list-style-type: none"> <li>• Lives directly on Blakely Ave. and has had three cars crash on their property since they moved in</li> </ul> </li> <li>3) Citizen                             <ul style="list-style-type: none"> <li>• Concerns with the one entrance and lights shining into their property</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> 20 - present</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>, with a small portion of the site that is designated <i>Mixed Employment Center</i>. Floodplain is not present on the overall site. No schools are located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-S, Residential Suburban and is 19.6 acres of land located on Blakely Ave, and is approximately 0.43 miles west of the intersection of Blakely Ave and Reedy Fork Rd. The subject parcel has approximately 195 feet of frontage along Blakely Ave. 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 a Single-Family Residential Development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Blakely Avenue, a two-lane state-maintained Collector road. Staff is of the opinion that R-15, Single-Family Residential would be appropriate due to similar zoning density within this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>					

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<b>P&amp;D</b>	At the October 4, 2021 P&D Committee meeting, the Committee voted to deny the applicant's request to rezone the property to R-15, Single-Family Residential District citing concerns with existing road infrastructure.
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