

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-89	Joanne M. Armstrong 456 Crosby Cir. M015030403800 R-10, Single-Family Residential to R-6, Single-Family District	25	Denial	Denial 9-22-21	Denial 10-4-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> • Intent of this application is to provide an opportunity to address an affordable housing shortage in Greenville County • New homes are being built on the street currently <p><u>Speakers Against:</u></p> <p>None</p> <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 are several schools located within a mile of the site: Washington Center at approximately 0.66 miles away, Sara Collins Elementary at approximately 0.66 miles away, Our Lady of the Rosary at approximately 0.69 miles away, and Blythe Academy at approximately 0.85 miles away. The property is not along a bus route; however, Route 507 is approximately 0.4 miles away at the intersection of S. Pleasantburg Dr. and Mauldin Rd. There are also no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-10, Single-Family Residential and is 0.302 acres of land located on Crosby Cir., and is approximately 0.38 miles east of the intersection of Mauldin Rd and S. Pleasantburg Dr. The subject parcel has approximately 90 feet of frontage along Crosby Cir. The applicant is requesting to rezone the property to R-6, Single-Family Residential</p> <p>The applicant states that the proposed land use is for an additional single-family residence on site.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-10, Single-Family Residential, is located along Crosby Cir., a two-lane County-maintained Residential road. The subject parcel is surrounded on all sides by R-10, Single-Family Residential and is a part of an existing subdivision. Staff is of the opinion that the current zoning is appropriate and maintains the existing character of the area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-6, Single-Family Residential.</p>					