

**Zoning Docket from August 16, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-75	Josiah T. Pott of Zenith Real Estate for Virginia B. Mann, David B. Mann, and James R. Mann of Poinsett Home Builders, Inc. Old Bent Bridge Rd. and Gethsemane Dr. 0238020100800 R-S, Residential Suburban District to R-15, Single-Family Residential District	19	Approval	Approval 8-25-21	Approval 9-20-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 16, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Discussed the past denied rezoning case quoting that the suggestion then should have been R-15, Single-Family Residential and that is why they are requesting this zoning designation.</li> </ul> <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> <li>None</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Edge</i>. The subject property is also part of the Berea Community Plan, where it is designated as <i>Low Density Residential</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Westcliffe Elementary. The property is 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 29.9 acres of land located on Old Bent Bridge Rd. and Gethsemane Dr., and is approximately 0.82 miles northwest of the intersection of Old Easley Hwy. and West Blue Ridge Dr. The parcel has approximately 120 feet of frontage along Old Bent Bridge Rd. and 52 feet of frontage along Gethsemane Dr. 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><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Old Bent Bridge Rd. and Gethsemane Dr. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with surrounding land uses and density and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential District.</p>					