

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC 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		
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> None</p> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Concerns with traffic and safety on Blakely Ave. • Concerns with the overcrowding of existing schools and sewer availability on the property • Concerns with wetlands 2) Citizen <ul style="list-style-type: none"> • Lives directly on Blakely Ave. and has had three cars crash on their property since they moved in 3) Citizen <ul style="list-style-type: none"> • Concerns with the one entrance and lights shining into their property <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 20 - present</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 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>SUMMARY</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>CONCLUSION</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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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Megan Staton, Deputy Zoning Administrator

RE: CZ-2021-83

APPLICANT: Josiah Pott of Zenith Real Estate for Robert T. Cox, Jr.

PROPERTY LOCATION: 340 Blakely Ave

PIN/TMS#(s): 0593040103300

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-15, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 19.60

COUNCIL DISTRICT: 25 – Fant

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in September 1996 as part of Area 12. There have been no previous rezoning requests for this property.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family Residential
East	R-S	Vacant Land
South	R-S and R-M	Single-family Residential
West	R-S, C-2, S-1	Single-family Residential, Vacant Land, and Meat Processing Facility

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – No Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*, with a small portion of the site that is designated *Mixed Employment Center*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is a part of the South Greenville Area Plan, where it is designated as *Transitional Residential*.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.2 units/acre	19.60	23 units
Requested	R-15	2.9 units/acre		56 units

A successful rezoning would allow for 33 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Blakely Avenue is a two-lane State-maintained Collector road. The parcel has approximately 195 feet of frontage along Blakely Avenue. The parcel is approximately 0.43 miles west of the intersection of Blakely Ave. and Reedy Fork Rd. The property is not along a bus route. There are also no sidewalks in the area.

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Location of Traffic Count	Distance to Site	2011	2014	2019
Blakely Avenue	6,400' E	1,150	1,350 +17.3%	1,700 +25.9 %

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within a mile of the site.

CONCLUSION:

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.

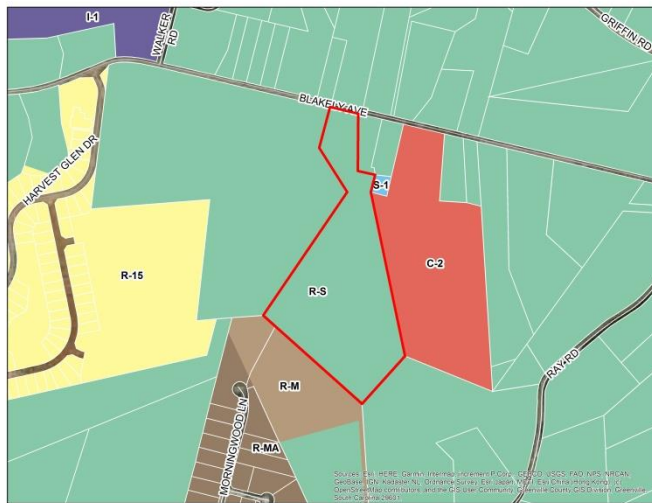
STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.

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Aerial Photography, 2021



Zoning Map

