

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-113	Cyrus Bagheri for Stephen E. Larson and Lois A. Larson 315 Roberts Cir. 0534010100804 (Portion) R-S, Residential Suburban District to R-20, Single-Family Residential District	21	Approval	Approval 11-17-21	Approval 12-6-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> - Lives to the right of the parcel and would like to construct a new dwelling for a family member - There are numerous zoning districts in this area <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: Petition – 19</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 Mixed Use</i>. Floodplain is not present on site. There are no schools located within one mile of the site. The property is not along a bus route and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban District and is 0.47 acres of land located at 315 Roberts Circle. The subject parcel has approximately 117 feet of frontage along Roberts Circle. The applicant is requesting to rezone the property to R-20, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for an additional single-family residential dwelling.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Roberts Circle a two-lane County-maintained Local road. Staff is of the opinion that the requested zoning district of R-20, Single-Family Residential is consistent with the surrounding zoning districts and densities, and will promote infill in an area where mixed density residential is already present.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential.</p>					