

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-008	Tim P. Kearns for Chowfair Co., Inc. B Street, 3rd Ave, and 4th Ave 0153000600201 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District	23	Approval	Approval 1-26-22	Approval 1-31-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Proposing a plan to build 6 homes • Believes the plan fits the neighborhood <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>Traditional Neighborhood</i>. Floodplain is not present on the site. Two schools are located within one mile of the site: Stone Academy and Cherrydale Elementary. The property is not along any bus routes. There are sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-7.5, Single-Family Residential District and is 0.91 acres of land located on B St., 3rd Ave., and 4th Ave. and is approximately 0.49 miles from the intersection of Alexander Street and Pete Hollis Boulevard. The parcel has approximately 205 feet of frontage along B Street, 125 feet of frontage along 3rd Avenue, and 198 feet of frontage along 4th Avenue. The applicant is requesting to rezone the property to R-6, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for single-family residences.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-7.5, Single-Family Residential is located along B Street, a two-lane State-maintained local road, 3rd Avenue, a two-lane County-maintained local road and 4th Avenue, a two-lane State-maintained local road. Staff is of the opinion that the requested rezoning would enable the applicant to build one additional residential unit on the subject property than is currently allowed under the existing district. Further, it will also allow the applicant to match the density of the surrounding neighborhood and better conform to the Plan Greenville County comprehensive plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.</p>					