

Zoning Docket from July 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-068	John Darrohn, PE of Darrohn Engineering, Inc. for Bobby L. Jones of BL Jones Enterprises, LLC Stephenson St Ext, Taylors, SC 29687 T006001200800 R-20, Single-Family Residential District to R-7.5, Single-Family Residential District	18	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 18, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Discussed the intent of developing single-family residential dwellings but would rather have the ability to have the small lots that R-7.5 allows • Discussed the FEMA Flood Zone at the southern portion of the parcel • Will have about 3500 sq. ft. of common area adjacent to the Flood Zone • The driveways will access Stephenson St. Ext. <p>2) Owner</p> <ul style="list-style-type: none"> • Raised in the general area • Proposing 6 lots that will fit in the proposed zoning district • Would like to see 1,600-2,000 sq. ft. homes on the 6 lots <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. • Stephenson St. Ext. is a two-lane County-maintained residential road. The parcel has approximately 577 feet of frontage along Stephenson St. Ext. The parcel is approximately 0.2 miles south of the intersection of E. Main St. and Stephenson St. The property is not along a bus route and there are no sidewalks along the subject property. • Floodplain is present on the site. There are no known historic or cultural resources on the site. Greenville Presbyterian Theological Seminary and Brook Glenn Elementary are located within one mile of the site. • The applicant is requesting to rezone the property to R-7.5, Single-Family Residential District. The applicant is proposing to subdivide and create 8 new lots. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned R-20, Single-Family Residential is located along Stephenson St. Ext., a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-7.5,</p>					

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	<p>Single-Family Residential to allow for a maximum of 8 units is appropriate for the area as it would be consistent with the parcels zoned R-7.5 abutting the rear of the subject parcel. Additionally, the property has unique constraints with regards to floodplain and existing infrastructure.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning R-7.5, Single-Family Residential District.</p>
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