

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			
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>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-008

APPLICANT: Tim P. Kearns for Chowfair Co., Inc.

PROPERTY LOCATION: B Street, 3rd Avenue, and 4th Avenue Greenville, SC
29609

PIN/TMS#(s): 0153000600201

EXISTING ZONING: R-7.5, Single-Family Residential District

REQUESTED ZONING: R-6, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residences

ACREAGE: 0.91

COUNCIL DISTRICT: 23 - Norris

ZONING HISTORY: This parcel was originally zoned R-7.5 in April 1972 as part of Area 3. There have been no previous rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residences
East	R-7.5	Single-Family Residences
South	R-7.5	Single-Family Residences
West	R-7.5	Single-Family Residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer – *Sewer availability is unknown at this point*

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not part of any area or community plans.

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-7.5	5.8 units/acre	0.91	5 units
Requested	R-6	7.3 units/acre		6 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

B Street is a two-lane State-maintained local road. 3rd Avenue is a two-lane County-maintained local road. 4th Avenue is a two-lane State-maintained local road. The parcel has approximately 205 feet of frontage along B Street, approximately 125 feet of frontage along 3rd Avenue, and approximately 198 feet of frontage along 4th Avenue. The parcel is approximately 0.49 miles northeast of the intersection of Alexander Street and Pete Hollis Blvd (SC-183). The property is not along a bus route. There are sidewalks in the area.

There are no traffic counts in this area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Stone Academy and Cherrydale Elementary

CONCLUSION:

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.

STAFF**RECOMMENDATION:**

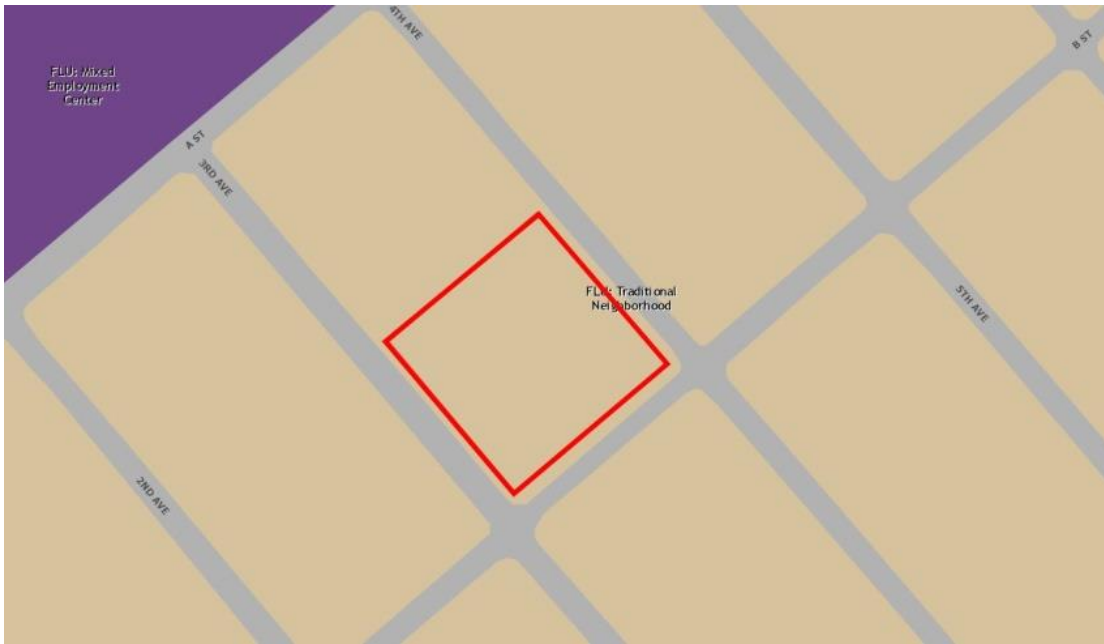
Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map