

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-012	Brad Earl Franseen of G & A Management, LLC 11705 Furman Hall Road 0172000201400 I-1, Industrial District to R-6, Single-Family Residential District	23	Approval	Approval 1/25/23	Approval 2/6/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23rd, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to just build one single-family residential dwelling • The parcel is adjacent to other single-family residential dwellings <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 consists of .25 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. • Furman Hall Road is a two-lane State-maintained collector road. The parcel has approximately 60 feet of frontage along Furman Hall Road. The parcel is approximately 0.31 miles northeast of the intersection of Furman Hall Road and Poinsett Highway. The property is along a bus route; Route 503. There are no sidewalks along the subject property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Cherrydale Elementary is located within one mile of the site. • The applicant is requesting to rezone the property to R-6, Single Family Residential District. The applicant is proposing a single-family dwelling. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned I-1, Industrial District is located along Furman Hall Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District would be consistent with the existing adjacent uses and would not create additional adverse impacts on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.</p>					