

Zoning Docket from July 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-048	Rita Elaine Holt for Rita Elaine Holt & William Preston Holt 209 Orders St. 0151000700700 O-D, Office District to R-7.5, Single-Family Residential District	23	Approval	Approval 7-26-23	Approval 8-14-23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 17, 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 build another home to allow the property to be subdivided or a family member to build a new home • Previously was two individual lots <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter</p> <p><u>For:</u> Signatures –</p> <p><u>Against:</u> 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 approximately .3 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is not included in any area or community plans. • Orders Street is a two-lane State-maintained residential road. The parcel has approximately 99 feet of frontage along Orders Street. The parcel is approximately 0.13 miles southwest of the intersection of Hammett Street and Poinsett Hwy (Hwy 276). The property is not along a bus route but Route 503 is located less than .11 miles away on Poinsett Highway. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Stone Academy and Legacy Early College Washington Campus. • The applicant is requesting to rezone the property to R-7.5, Single-Family Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned O-D, Office District, is located along Orders Street, a two-lane, State Maintained residential road. Staff is of the opinion that a successful rezoning to R-7.5, Single-Family Residential District is appropriate for the area and consistent with the surrounding zoning. Additionally, a successful rezoning and proposed use would be consistent with the <u>Plan Greenville County</u>, Comprehensive Plan which designates the parcel as <i>Traditional Neighborhood</i>.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.</p>					