

Zoning Docket from January 23rd, 2023 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|------------|---------------------|----------|---|
| CZ-2023-006 | David Andrew Earle with Innovest Development, LLC for B5 RE Investments, LLC 101 East Blue Ridge Drive 0167000703200 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District | 19 | Approval | Approval 1/25/23 | | |
| 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"> • Currently approximately a 14,000 sq. ft. lot and would like to subdivide to have the ability to build another parcel <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 .31 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. • East Blue Ridge Drive is a four-lane State-maintained arterial road. The parcel has approximately 72 feet of frontage along East Blue Ridge Drive. Arbor Street is a two-lane County-maintained residential road. The parcel has approximately 182 feet of frontage along Arbor Street. The parcel is on the corner of East Blue Ridge Road and Arbor Street. The property is not along a bus route. There are sidewalks along the property. • 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: Cherrydale Elementary and Northwest Crescent Child Development Center. • 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 R-7.5, Single-Family Residential District is located along East Blue Ridge Drive, a four-lane State-maintained arterial road and Arbor Street, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District to allow for one additional parcel would be consistent with adjacent uses and would not create adverse impacts on the area. Additionally, the proposed use is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as Traditional Neighborhood.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential District.</p> | | | | | |



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-006

APPLICANT: David Andrew Earle with Innovest Development, LLC
for B5 RE Investments, LLC

PROPERTY LOCATION: 101 East Blue Ridge Drive, Greenville, SC 29617

PIN/TMS#(s): 0167000703200

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

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.31

COUNCIL DISTRICT: 19 – Blount

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

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

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

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

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 part of the San Souci Community Plan, where it is designated as *Mixed Office/Residential*. **Please refer to the Future Land Use Map at the end of the document.**

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 | 0.31 | 1 units |
| Requested | R-6 | 7.3 units/acre | | 2 units |

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

ROADS AND TRAFFIC:

East Blue Ridge Drive is a four-lane State-maintained arterial road. The parcel has approximately 72 feet of frontage along East Blue Ridge Drive. Arbor Street is a two-lane County-maintained residential road. The parcel has approximately 182 feet of frontage along Arbor Street. The parcel is located at the intersection of East Blue Ridge Drive and Arbor Street. The property is not along a bus route. There are sidewalks in the along the property.

| Location of Traffic Count | Distance to Site | 2018 | 2019 | 2021 |
|---------------------------|------------------|--------|------------------|-----------------|
| W Blue Ridge Drive | 2,792' NE | 13,800 | 14,000 +1.45% | 13,900 -.71% |

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: Cherrydale Elementary and Northwest Crescent Child Development Center.

CONCLUSION:

The subject parcel zoned R-7.5, Single-Family Residential District is located along East Blue Ridge Drive, a four-lane State-maintained arterial road and Arbor Street, a two-lane County-maintained residential road. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District to allow for one additional parcel would be consistent with adjacent uses and would not create adverse impacts on the area. Additionally, the proposed use is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Traditional Neighborhood*.

STAFF RECOMMENDATION:

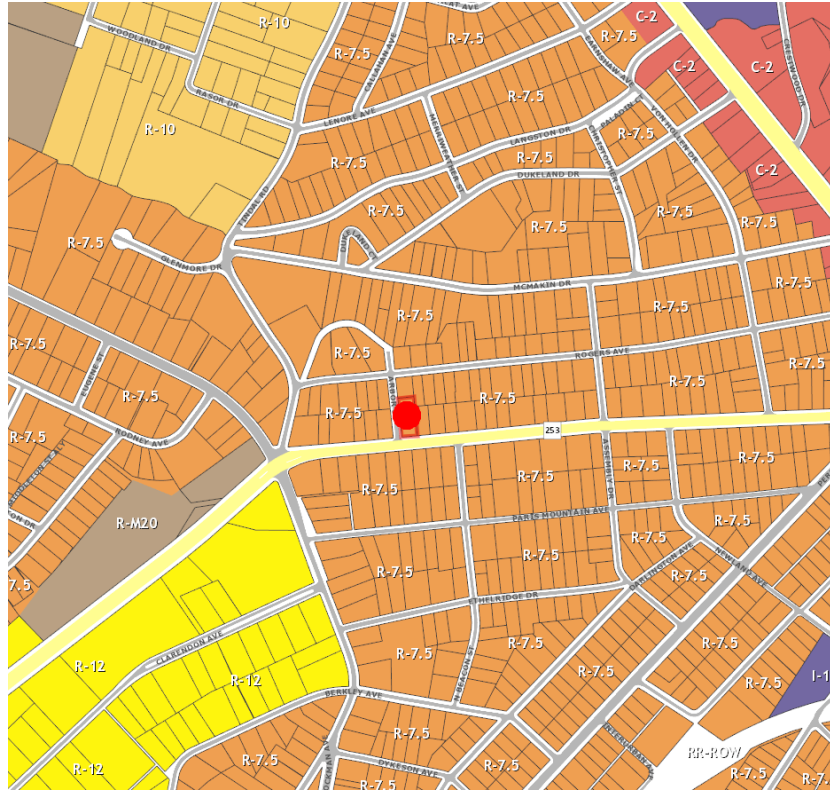
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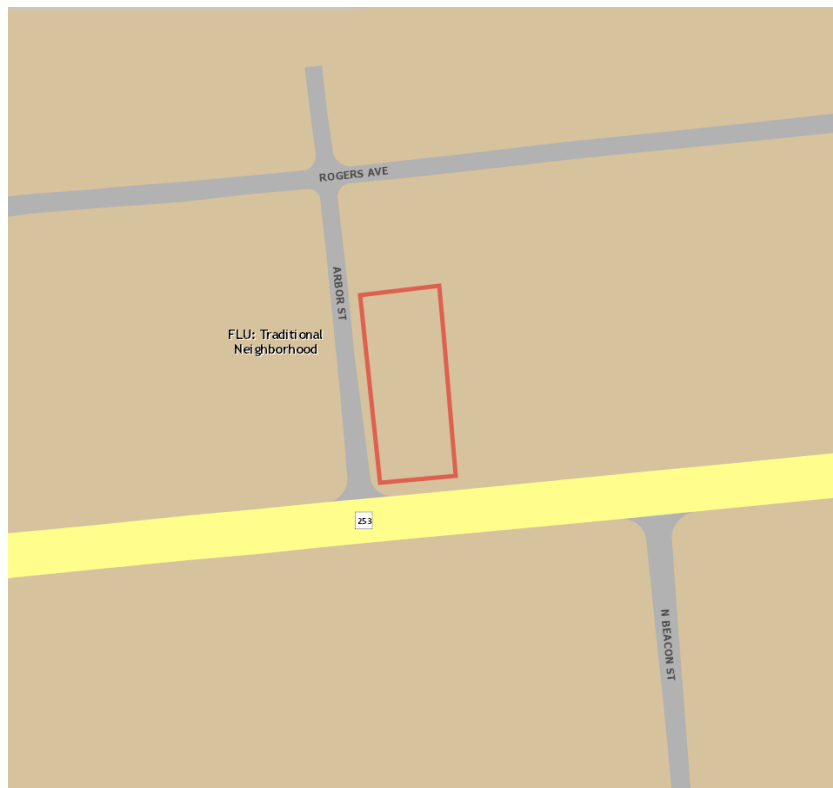
Aerial Photography, 2022



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



San Souci Community Plan, Future Land Use Map