

**Zoning Docket from July 17<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC 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			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 17, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>Would like to build another home to allow the property to be subdivided or a family member to build a new home</li> <li>Previously was two individual lots</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> Signatures –</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately .3 acres.</li> <li>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.</li> <li>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.</li> <li>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.</li> <li>The applicant is requesting to rezone the property to R-7.5, Single-Family Residential District. The applicant is proposing single-family residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></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>					
GCPC	At the July 26, 2023 Planning Commission meeting, the Commission voted to approve the rezoning request to R-7.5, Single-Family Residential District.					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner I

**RE:** CZ-2023-048

**APPLICANT:** Rita Elaine Holt for Rita Elaine Holt & William Preston Holt

**PROPERTY LOCATION:** 209 Orders St., Greenville, SC 29609

**PIN/TMS#(s):** 0151000700700

**EXISTING ZONING:** O-D, Office District

**REQUESTED ZONING:** R-7.5, Single-Family Residential District

**PROPOSED LAND USE:** Single-Family Residential

**ACREAGE:** .3

**COUNCIL DISTRICT:** 23 - Mitchell

**ZONING HISTORY:** The subject property was originally zoned R-7.5, Residential Single-Family District in April 1972 as part of Area 3. There was one previous rezoning request: CZ-1972-055, from R-7.5, Single-Family Residential to O-D Office District, which was approved in August of 1972. There have been no other rezoning requests. This was approved as part of tax map number 0151000700800 which has since been combined and abandoned and now is identified as tax map number 0151000700700, our subject parcel.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Single-family residential
East	S-1	Vacant Land
South	O-D	Vacant Commercial Building
West	R-7.5	Single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**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	O-D	0 units/acre	.3	0 units
Requested	R-7.5	5.8 units/acre		1 units

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

**ROADS AND TRAFFIC:** 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.

*There are no traffic counts in the immediate area.*

**CULTURAL AND ENVIRONMENTAL:**

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.

**CONCLUSION:**

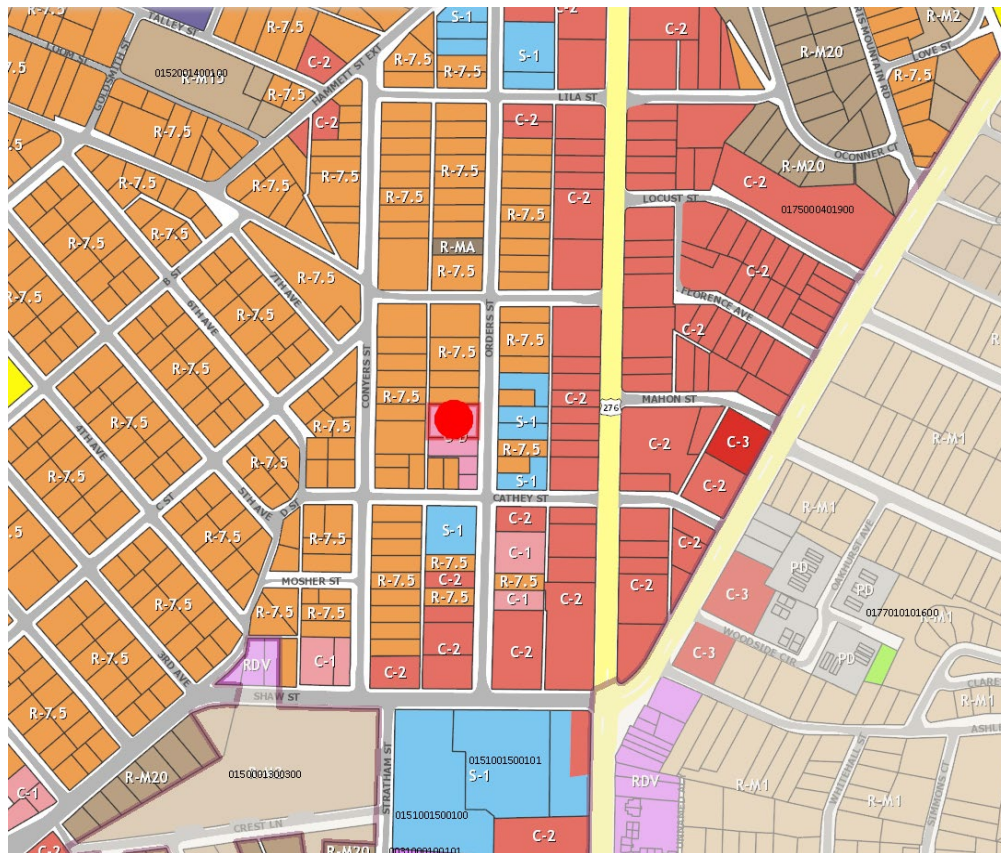
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**STAFF RECOMMENDATION:**

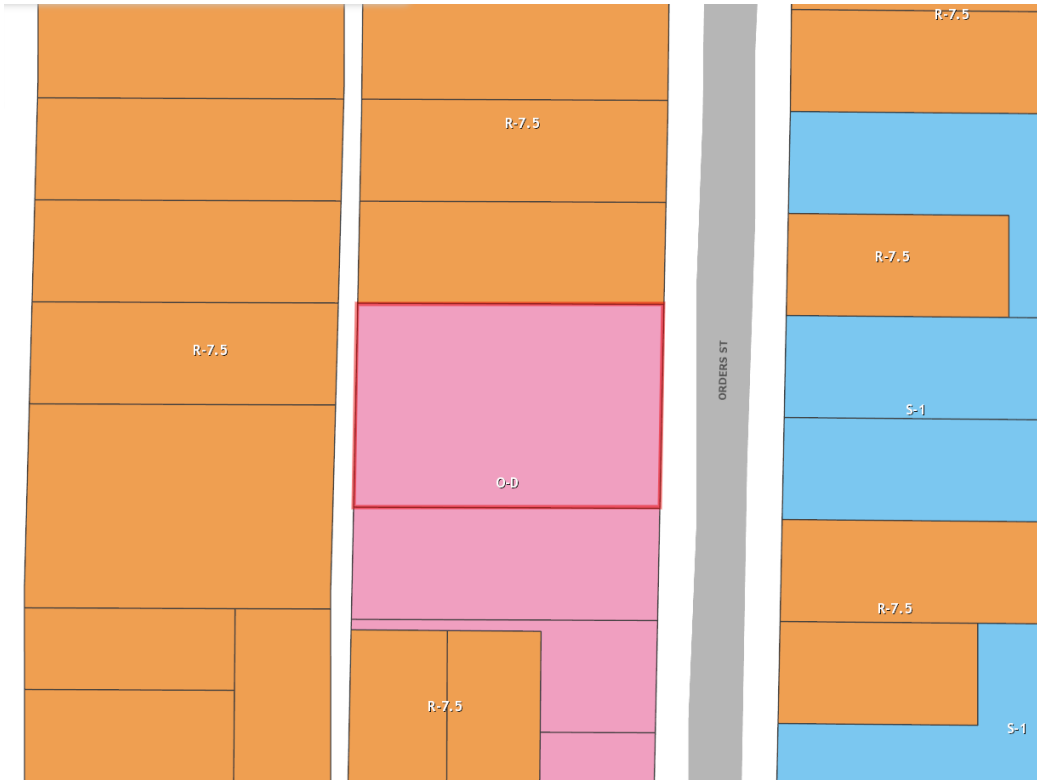
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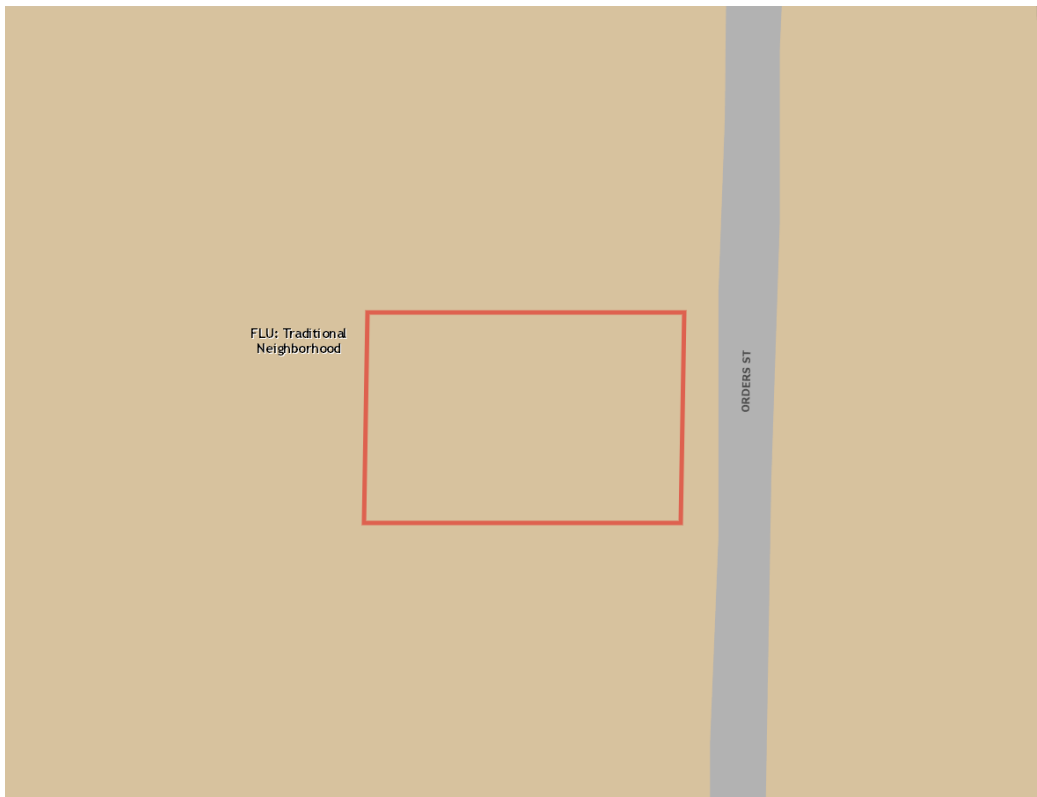
Aerial Photography, 2023



Zoning Map, Zoomed Out



Zoning Map, Zoomed In



Plan Greenville County, Future Land Use Map