

Zoning Docket from June 14, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-53	Waverly Wilkes of Gray Engineering and Nick Franchina of Palmetto State Capital for David & Sandra King and Steven Randy King 321 and 325 Sullivan Road 0585010100802 and 0585010100804 R-S, Residential Suburban District to R-12, Single-Family Residential District	25	Approval	Denial 6-23-21	Approval 7-19-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 14, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Residential development • Creek along back of property will be protected during construction • Will work with county to address any traffic concerns • Is bringing sewer service to the property <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>Rural Living</i>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Suburban Residential</i>. Floodplain is present on the site. There are no schools located within a mile of the site. The property is not along a bus route. There are also no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and is 16.8 acres of land located on Sullivan Road, and is approximately 0.47 miles south of the intersection of West Georgia Road and Sullivan Road. The subject parcel has approximately 1,171 feet of frontage along Sullivan Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential</p> <p>The applicant states that the proposed land use is for a Single-family Residential Development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban is located along Sullivan Road, a two-lane State-Maintained Residential Road. While Staff acknowledges the Rural Living Future Land Use, Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be consistent with the density and current development pattern in the immediate area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					
GCPC	<p>At the June 23, 2021 Planning Commission Meeting, Commission members voted to recommend denial of the requested rezoning to R-12, Single-Family Residential, citing concern about the request not aligning with the recommended future land use for this area.</p>					

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P&D	At the July 19, 2021 Planning and Development Committee meeting, Committee members voted to recommend approval of the requested rezoning to R-12, Single-Family Residential, citing consistency with the density and current development patterns in the immediate area.
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