

**Zoning Docket from April 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-24	Frankie Anthony Moore for Dorothy Lila Moore 309 Worley Road 0174020400400 R-12, Single-family Residential to R-6, Single-family Residential	23	Approval	Approval 4-29-20	Approval 5-4-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is present along the northern border of the site, and there are no known significant historic, cultural or environmental resources on the site. Hampton Park Christian School is located approximately a mile from the site. Additionally, the property is not along a bus route, however Route 505 is approximately 0.20 miles away on Worley Road and N Pleasantburg Drive. Sidewalks are present on the west side of the road.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned R-12, Single-family Residential is 0.31 acres of property located on Worley Road and Sage Street Spur approximately 0.19 miles north of the intersection of Worley Road and N Pleasantburg Drive. The subject parcel has 50 feet of road frontage along Worley Road and 50 feet of frontage along Sage Street Spur. The applicant is requesting to rezone the property to R-6, Single-family Residential.</p> <p>The applicant states that the proposed land use is for a single-family residence.</p> <p><b>CONCLUSION</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, designated as <i>Suburban Neighborhood</i>. Areas with this designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. This Future Land Use designation allows for 3 to 5 dwelling units per acre. Though the request of R-6, Single-family Residential corresponds with a density that is higher than the recommended density, many of the surrounding lots conform better with the R-6, Single-family Residential zoning district than the R-12, Single-family Residential zoning district in terms of lot size and configuration.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-6, Single-family Residential.</p>					
GCPC	At the April 29, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to R-6, Single-family Residential.					
P&D	At the May 4, 2020 Planning and Development Committee Meeting, P&D Committee recommended approval of the requested rezoning to R-6, Single-family Residential.					