

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-26	Christina Fender for Jan C. Brown 445 Dallas Road M011020201702 R-10, Single-family Residential to R-S, Residential Suburban	25	Approval	Approval 4-29-20	Held 5-4-20 Approval 6-1-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> Daughter has non-profit for a mini-farm; led to believe property was zoned for animals; put in fencing and cleared pastures already; disabled family with 6K followers on Facebook; all animals are rescued; 761 signatures in favor on an on-line petition and 438 in favor signatures on Greenville County petition forms <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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>Suburban Mixed-Use</i>. Floodplain is not present on the site, and though there are no known significant historic, cultural, or environmental resources on the site, the rear of the property does contain a significantly wooded area, along with a creek transecting the southern corner of the property. J.L Mann High Academy is located nearby at approximately 0.94 miles away. Additionally, the property is not along a bus route, nor are there sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-10, Single-family Residential is 1.61 acres of property located on Dallas Road approximately 1.42 miles south of the intersection of Fairforest Way and Laurens Road. The subject parcel has 20 feet of road frontage along Dallas Road. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states that the proposed land use is for a barn and livestock.</p> <p>CONCLUSION</p> <p>This property is within the <u>Plan Greenville County</u> Comprehensive Plan, designated as <i>Suburban Mixed-Use</i>. This future land use designation recommends a variety of single-family and multi-family building types. Additionally, the <i>Suburban Mixed-Use</i> land use designation also recommends densities of 6 to 20 dwellings per acre. However, the requested rezoning to R-S, Residential Suburban is compatible to the area, as parcels zoned R-S, Residential Suburban are present in the immediate surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					
GCPC	At the April 29, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to R-S, Residential Suburban.					
P&D	At the May 4, 2020 Planning and Development Committee Meeting, P&D Committee voted to hold this rezoning request.					

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	<p>At the June 1, 2020 Planning and Development Committee meeting, the Committee members recommended approval of the requested rezoning to R-S, Residential Suburban.</p>
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