

**Zoning Docket from October 17, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-088	Joshua Freitas & Janet Gubiotti 116 Gilliman Rd., Pelzer, SC 29669 0596030100600 R-R3, Rural Residential District to R-R1, Rural Residential District	26	Approval	Approval 10/26/22	Approval 10/31/22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 17, 2022 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>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject parcel is 4.58 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>.</li> <li>• Gilliam Road is a two-lane County-maintained residential road. The parcel has approximately 388 feet of frontage along Gilliam Road. The subject property is located approximately 0.08 miles northeast of the intersection of Gilliam Road and Hwy. 25. The property is not along a bus route and 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. Riley Child Development Center and Ellen Woodside Elementary School are approximately 0.5 miles from the site.</li> <li>• The applicant is requesting to rezone the property to R-R1, Rural Residential District. The applicant is proposing single-family residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel, zoned R-R3, Rural Residential is located along Gilliam Road, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential, is consistent with surrounding land uses and the R-S, Residential Suburban zoning to the south. Staff is of the opinion that a successful rezoning would be consistent with the uses in the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.</p>					