

Zoning Docket from August 19th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-049	Dimitry Bruehl for Tanglewood Homes, LLC 25 New Dunham Bridge Rd., 1008 & 1010 S Welcome Rd., Greenville, SC 29611 0242020301900, 0242020301700, & 0242020301800 R-12, Single-Family Residential District to R-MA, Multifamily Residential District	25	Approval	Approval 8/28/24	Approval 9/16/24	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 19, 2024 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to rezone to R-MA for single-family Would like to have a reduced lot size Would like to create 6 total lots for 6 dwellings <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Signatures – 11 <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately 1.106 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not a part of any area or community plans. S. Welcome Road is a two-lane State-maintained local road. The parcels have approximately 229 feet of frontage along S. Welcome Road. New Dunham Bridge Road is a two-lane State-maintained collector road. The parcels have approximately 96 feet of frontage along New Dunham Bridge Road. The parcels are approximately 0.01 miles south of the intersection of New Dunham Bridge Road and Old Easley Bridge Road. The property is not along a bus route. There are no existing sidewalks located along the properties. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Tabernacle Baptist College, Welcome Elementary, & Tanglewood Middle. The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing Single-Family Residential. CONCLUSION and RECOMMENDATION: The subject parcels, zoned R-12, Single-Family Residential District are located along S. Welcome Road, a two-lane State-maintained local road and New Dunham Bridge Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential District would be consistent with adjacent Zoning Districts and would not create an adverse impact on surrounding properties.					

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	Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.
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