

Zoning Docket from September 16<sup>th</sup>, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-063	Malcolm Avier Sirmons and Bethany Rachel Sirmons 307 Edwards St. & Cline St., Taylors, SC 29687 T034010201800 R-20, Single-Family Residential District to R-10, Single-Family Residential District	18	Approval	Approval 10/2/24	Approval 10/14/24	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 16, 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>Would like to rezone to be able to subdivide and build a total of 2 single-family homes</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b></p> <p><b>Against:</b></p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately 0.53 acres.</li> <li>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 part of any area or community plans.</li> <li>Edwards Street is a two-lane State-maintained local road and the property has approximately 61 feet of frontage along it. Cline Street is a two-lane County-maintained local road and the property has approximately 52 feet of frontage along it. The property is approximately 0.06 miles north of the intersection of Edwards Street and East Lee Road. The property is not along a bus route. There are no sidewalks in the immediate area.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Brook Glenn Elementary School &amp; Greenville Presbyterian Theological Seminary.</li> <li>The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing single-family residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject property, zoned R-20, Single-Family Residential District is located along Edwards Street, a two-lane State-maintained local road and Cline Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Neighborhood</i> and would not have an adverse impact on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.</p>					