

Zoning Docket from October 14<sup>th</sup>, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-067	Stephanie Gates of Site Design, Inc. for Jason Meadors of Dwelling Group LLC 1817 W. Georgia Rd., Simpsonville, SC 29680 0575030100602 PD, Planned Development District to R-20, Single-Family Residential District	26	Approval	Approval 10/23/24	Approval 11/4/24	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 14, 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• Current owner is looking to develop a single-family residential subdivision and this area of the PD does not allow for single-family residential</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></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 8.6 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>• W. Georgia Road is a two to six-lane State-maintained arterial road. The parcel has approximately 394 feet of frontage along W. Georgia Road. The parcel is approximately 0.11 miles southwest of the intersection of W. Georgia Road and Rocky Creek Road. The property is not along a bus route and 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 is one school located within a mile of the site; Greenville Technical College – Brashier Campus.</li> <li>• The applicant is requesting to rezone the property to R-20, Single-Family Residential District. The applicant is proposing a single-family detached residential development.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned PD, Planned Development District is located along W. Georgia Road, a two to six-lane State-maintained arterial road. Staff is of the opinion that the requested rezoning to R-20, Single-family Residential District is consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Neighborhood</i>, which suggests single-family detached homes as a primary use. Although the density suggested in the Comprehensive Plan is higher than what is proposed, Staff feels the request is consistent with development patterns in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-family Residential District.</p>					