

Zoning Docket from March 17th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-016	Daniel Owen Casillas of Table Rock Partners, LLC for Rocky Creek, LLC 847 Fairview Rd. & Wilson Bridge Rd., Simpsonville, SC 29680 0566010102600 R-S, Residential Suburban District to R-10, Single-Family Residential District	26	Approval	Approval 3/26/25	Approval 3/31/25	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on March 17, 2025 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Evaluating the feasibility of developing this property With the issue of sewer, may only be able to build 3 single-family residential dwellings once subdivided <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Against:
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately 1.562 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 part of any area or community plans. Fairview Road is a two-lane State-maintained arterial road and the property has approximately 385 feet of frontage along it. Wilson Bridge Road is a two-lane County-maintained local road and the property has approximately 200 feet of frontage along it. The property is approximately 1.35 miles south of the intersection of Fairview Road and Harrison Bridge Road. The property is not along a bus route. There are no sidewalks in the immediate area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site. The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing create a single-family minor subdivision. CONCLUSION and RECOMMENDATION: The subject property, zoned R-S, Residential Suburban District, is located along Fairview Road, a two-lane State-maintained arterial road and Wilson Bridge Road, 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. Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.					