

Zoning Docket from March 17th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-017	Jenny Reyes for VanRock Holdings, LLC 4607 & 4615 Old Spartanburg Rd., Taylors, SC 29687 0538010103000 & 0538010103100 POD, Planned Office District to R-MA, Multifamily Residential District	20	Approval	Approval 3/26/25	Approval 3/31/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 17, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Partial owner of the properties in question The proposed development will be a detached single-family residential development consisting of approximately 24 dwellings Still determining the ingress/egress into the parcel <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 3.29 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is not part of any area or community plans. Old Spartanburg Road is a four to five-lane State-maintained arterial road and the property has approximately 435 feet of frontage along it. The property is approximately 0.8 miles southwest of the intersection of Old Spartanburg Road and Brushy Creek Road. The property is not along a bus route. There is an existing sidewalk along both sides of Old Spartanburg Road. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools located within a mile of the site: Eastside High, Northwood Middle, Brushy Creek Elementary, and Mitchell Road Elementary. The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing a Single-Family Attached Residential Development. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned POD, Planned Office District, is located along Old Spartanburg Road, a four to five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Traditional Neighborhood</i> and would be consistent with similar zoning in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.</p>					