

Zoning Docket from March 17th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-019	Brian Dillard Stallings Rd., Greenville, SC 29611 0246000100200 R-S, Residential Suburban District to R-12, Single-Family Residential District	25	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"> Would like to rezone to R-12, Single-Family Residential The subject parcel is adjacent to other R-12 zoned parcels <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</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 3.67 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. Stallings Road is a two-lane County-maintained residential road. The parcel has approximately 408 feet of frontage along Stallings Road. The parcel is approximately 0.6 miles southwest of the intersection of Stallings Road and Old Easley Bridge Road. The property is not along a bus route and 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 is one school located within a mile of the site; Tanglewood Middle. The applicant is requesting to rezone the property to R-12, Single-Family Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District is located along Stallings Road, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-12, Single-family Residential District would be consistent with the <u>Plan Greenville County</u> comprehensive plan designation of <i>Suburban Neighborhood</i> which suggests a density of 3 to 5 dwelling units per acre. Additionally, the requested zoning district is consistent with parcels to the west and sewer and water are accessible to development on this parcel.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-12, Single-family Residential District</p>					