

Zoning Docket from April 14th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-022	Larry Kevin Cushman for Cole Emma II, LLC 12 Old Chick Springs Road, Taylors, SC 29687 T008000402100 R-20, Single-Family Residential District to R-MA, Multifamily Residential District	18	Denial	Denial 4/23/25	Approved to Amend to R-10, Single-Family Residential District 5/5/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 14, 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 build one duplex on the property <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</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 .343 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. The subject property is part of the Taylors Community Plan, where it is designated as <i>Medium Density Residential</i>. Old Chick Springs Road is a two-lane County-maintained residential road. The parcel has approximately 100 feet of frontage along Old Chick Springs Road. The parcel is approximately 0.29 miles south of the intersection of St. Mark Road and Wade Hampton Boulevard (HWY 29). The property is not along a bus route. There are no existing sidewalks. 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 Presbyterian Theological Seminary. The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. The applicant is proposing a duplex. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-20, Single-Family Residential District is located along Old Chick Springs Road, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential District would permit uses that are not compatible with the surrounding area. While the density requested is consistent with the <u>Taylors Community Plan</u> designation of <i>Medium Density Residential</i>, the recommended Zoning District is not.</p> <p>Based on these reasons, Staff recommends denial of the requested rezoning to R-MA, Multifamily Residential District.</p>					
P&D	At the May 5, 2025 Planning and Development Committee meeting, the Committee made a motion to amend the request to change the rezoning request to R-10, Single-Family Residential District instead of the initially requested R-MA, Multifamily Residential District.					