

Zoning Docket from April 14th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-024	Jesse Lee Evans for Lakesha Michele Evans and Dorothy J Kitchen 601 & 609 Jacobs Road, Maxwell Avenue, & Rearden Drive, Greenville, SC 29605 WG01040114500 & WG01040114600 R-20, Single-Family Residential District to R-10, Single-Family Residential District	25	Approval	Denial 4/23/25	Denial 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 convert the current homes into duplexes Sent out 52 letters to surrounding neighbors with one returned Explained in the letter to not drastically change the character of the area and work within the structures. This would include making the basement into one of the units Not trying to build multiple duplexes, but just convert the existing structures <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Lives adjacent to the subject parcels Concerns that the proposed rezoning would open the door to additional density Concerned with Jacobs Rd. being a safety concern with the curves in the road and the fact that traffic is high with the schools in the area Would like to see these properties stay in line with the current homes in the area Citizen <ul style="list-style-type: none"> Lived in the immediate for over 50 years Concerned with the future use of the property being rental units Citizen <ul style="list-style-type: none"> Raised in Greenville in the area There have been many African Americans that grew up in this area Concerned with the activity that the duplexes might bring to the neighborhood Citizen <ul style="list-style-type: none"> Graduate of Southside High School This neighborhood tells the story of African American excellence Does not want to see duplexes brought to this area and does not want to see the rezoning bring down the neighborhood 					<p>Petition/Letter For:</p> <p>Against: Signatures – 84</p>

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	<p>5. Citizen</p> <ul style="list-style-type: none"> • Lives in the area • Once things change, concerned with what will come after it • Wants to maintain the history of the neighborhood <p>6. Citizen</p> <ul style="list-style-type: none"> • Lived in the area for the past 30 years • Concerned with traffic safety issues in this area and does not want to see more density in the area • Concerned with the fact that the applicant does not live in the area <p>7. Citizen</p> <ul style="list-style-type: none"> • Concerned with traffic safety with pedestrians in the area that walk the streets to and from school. <p>**There were approximately 60 residents in attendance at the meeting that were in opposition**</p> <p>List of meetings with staff: N/A</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 2.35 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. • Jacobs Road is two to three-lane State-maintained collector road. The parcels have approximately 475 feet of frontage along Jacobs Road. Maxwell Avenue is a two-lane County-maintained residential road. The parcels have approximately 285 feet of frontage along Maxwell Avenue. Rearden Drive is a two-lane County-maintained residential road. The parcels have approximately 313 feet of frontage along Rearden Drive. The property is approximately 0.95 miles northeast of the intersection of Jacobs Road and White Horse Road (HWY 25). The property is not along a bus route. There are no sidewalks located along the parcels but they are installed on the opposite side of Jacobs Road. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site; Southside High and Thomas E Kerns Elementary. • The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing duplexes. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject properties, zoned R-20, Single-Family Residential District are located along Jacobs Road, a two to three-lane State-maintained collector road, Maxwell Avenue, a two-lane County-maintained residential road, and Rearden Drive, a two-lane County-maintained residential 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>.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.</p>	
GCPC:	<p>At the April 23rd 2025 Planning Commission Meeting, Planning Commission made a motion to deny the request, the motion passed 7 – 1.</p>	