

### Zoning Docket from May 19th, 2025 Public Hearing

| Docket Number              | Applicant   | CC<br>DIST. | STAFF<br>REC. | GCPC<br>REC.        | P&D<br>REC.        | COUNCIL<br>ACTION                                      |
|----------------------------|---|-------------|---------------|---------------------|--------------------|--|
| <b>CZ-2025-030</b>         | Amber Hathaway Pierce of<br>Oakwood Homes for Gary McGill<br>Chandler and Edna Kay Chandler<br>317 Rocky Creek Rd.,<br>Simpsonville, SC 29680<br>0575030100511<br>PD, Planned Development<br>District to R-S, Residential<br>Suburban District  | 26          | Approval      | Approval<br>5/28/25 | Approval<br>6/2/25 |  |
| <b>Public<br/>Comments</b> | <b>Some of the general comments made by Speakers at the Public Hearing on May 19, 2025 were:</b><br><u>Speakers For:</u><br>None<br><br><u>Speakers Against:</u><br>None<br><br><b>List of meetings with staff:</b> N/A   |             |               |                     |                    | <b>Petition/Letter<br/>For:</b><br><br><u>Against:</u> |
| <b>Staff Report</b>        | <b>Below are the facts pertaining to this docket:</b> <ul style="list-style-type: none"> <li>The subject property consists of approximately 1.9 acres.</li> <li>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.</li> <li>Rocky Creek Road is a two to three-lane State-maintained collector road. The parcel has approximately 26 feet of frontage along Rocky Creek Road. The property is approximately 0.07 miles east of the intersection of Rocky Creek Road and West Georgia Road. The property is not along a bus route. There are no sidewalks in the immediate area.</li> <li>The parcel does not contain floodplain. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Greenville Technical College – Brashier Campus.</li> <li>The applicant is requesting to rezone the property to R-S, Residential Suburban District. The applicant is proposing a single-section manufactured home.</li> </ul><br><b>CONCLUSION and RECOMMENDATION:</b><br>The subject property, zoned PD, Planned Development District is located along Rocky Creek Road, a two to three-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to R-S, Residential Suburban District would allow the parcel to return back the original zoning district and would permit consistent land uses with the surrounding parcels. Additionally, based on historical imagery, it appears the property has been used as single-family residential since 1997.<br><br>Based on these reasons, Staff recommends approval of the requested rezoning to R-S, Residential Suburban District. |             |               |                     |                    |  |