

Zoning Docket from June 16th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-040	Herbert Edward Mercer, III of H. Edward Mercer, LLC 593 Old Hunts Bridge Rd., Greenville, SC 29617 0509020102703 S-1, Services District to R-S, Residential Suburban District	19	Approval	Approval 6/25/25	Approval 7/14/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 16, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Bought the property several years ago Found out that the property is zoned S-1, Services District and would like to build a home on the property <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 1.48 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is not part of any area or community plans. Old Hunts Bridge Road is a two-lane State-maintained Collector road. The parcel has approximately 121 feet of frontage along Old Hunts Bridge Road. The parcel is approximately .58 miles southeast of the intersection of Old Hunts Bridge Road and Old McElhaney Road. The property is not along a bus route and there are no sidewalks in the area. Floodplain is not present on the parcel. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. The applicant is requesting to rezone the property to R-S, Residential Suburban District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned S-1, Services District is located along Old Hunts Bridge Road, a two-lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to R-S, Residential Suburban District would not create an adverse impact on surrounding properties, is consistent with surrounding zoning districts, and would permit uses that are consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Edge</i>.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-S, Residential Suburban District.</p>					