## Zoning Docket from June 16<sup>th</sup>, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-042	Tricia Chassen for Forestar (USA) Real Estate Group Old Bramlett Rd., Greenville, SC 29611 0238010100200 FRD-MC, Flexible Review District – Major Change & R-MA, Multifamily Residential District	19	Approval	Approval 6/25/25	Approval 7/14/25	ACTION
Public Comments	Some of the general comments made by Speakers at the Public Hearing on June  16, 2025 were:  Speakers For:  1. Applicant  • After the property was rezoned, there needed to be a water connection to a nearby road  • The intent initially was to have the adjacent property remove the objects on their property, but after further discussion, decided to deed the portion of the property to the neighbor so they could keep the building and pool  • Ensures that all setbacks will be met  Speakers Against:  None					Petition/Letter For: Against:
Staff Report	List of meetings with staff: Pre-Submittal Meeting on 04.17.2025  Below are the facts pertaining to this docket:  • The subject property consists of approximately 121.7 acres.  • The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Edge. The subject property is part of the Riverdale-Tanglewood Community Plan, where it is designated as Medium Density Residential & Recreation.  • Old Bramlett Road is a two-lane County-maintained local road. The parcel has approximately 1,200 feet of frontage along Old Bramlett Road. The parcel is approximately .18 miles west of the intersection of West Blue Ridge Drive and Old Bramlett Road. The property is not along a bus route. There are also no sidewalks in the area.  • Floodplain is present on the site. There are no known historic or cultural resources on the site. Westcliffe Elementary is located within one mile of the site.  • The applicant is requesting to rezone the property to FRD-MC, Flexible Review District — Major Change & R-MA, Multifamily Residential District. The applicant is proposing to deed over a portion of the property to an adjacent property owner.  Project Information:  The applicant is proposing to modify the existing development boundary in order to transfer a small portion of property to a neighbor. An approximate 0.04 acre portion of the review district would be rezoned to R-MA, Multifamily Residential District before being deeded over to an adjacent property owner. No other changes are proposed to the existing requirements established under the Statement					

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of Intent for the development.

## **CONCLUSION and RECOMMENDATION:**

The subject property, zoned FRD, Flexible Review District is located along Old Bramlett Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to FRD-MC, Flexible Review District — Major Change and R-MA, Multifamily Residential District would not have a negative impact the pre-established requirements of the review district, nor would it have an adverse impact on the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to FRD-MC, Flexible Review District – Major Change and R-MA, Multifamily Residential District.