

Zoning Docket from September 15th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-064	David J. Flores Diaz & Rubi G. Hernandez Aquino 340 Bagwell Rd., Greenville, SC 29615 0539020101606 R-S, Residential Suburban District to R-20, Single-Family Residential District	21	Approval	Approval 9/24/25	Approval 10/6/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 15, 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 the subject property to subdivide and build two residential dwellings for the family Have spoken with the neighbors and stated that there have no objections <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 1.1 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 not part of any area or community plans. Bagwell Road is a two-lane State-maintained collector road and the property has approximately 470 feet of frontage along it. The property is approximately 0.25 miles south of the intersection of Roper Mountain Road and Feaster Road. The property is not along a bus route. There are no sidewalks in the immediate area. 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: Langston Charter Middle School. The applicant is requesting to rezone the property to R-20, Single-Family Residential District. The applicant is proposing to subdivide the property to allow another single-family residence. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned R-S, Residential Suburban District is located along Bagwell Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to the R-20, Single-Family Residential District would be consistent with similar land uses in the area and would not have an adverse impact on the surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential District.</p>					