

Zoning Docket from October 20, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-070	William S. Clark & Susan N. Clark 21 Woodside Ave., Greenville, SC, 29611 0122000801000 R-10, Single-Family Residential District to R-6, Single-Family Residential District	23	Approval	Approval 10/22/25	Approval 11/3/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 20, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Purchased the subject parcel in May and their son currently resides in the home If the rezoning is approved, it will be their intent to build one additional dwelling facing A St. Believes that the size of the parcels (once subdivided) would be in line with other parcels in the immediate area <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 0.4 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is not a part of any area or community plans. Woodside Avenue is a three-lane State-maintained major collector road. The parcel has approximately 99 feet of frontage along Woodside Avenue. A Street is a two-lane County-maintained local road. The parcel has approximately 207 feet of frontage along A Street. The parcel is located approximately 0.55 miles southwest of the intersection of Woodside Avenue and W Bramlett Road. The property is located along the Route 506 inbound bus route with the stop approximately 0.75 miles away. There are sidewalks along both Woodside Avenue and A Street. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site; Legacy Early College and Alexander Elementary. The applicant is requesting to rezone the property to R-6, Single-Family Residential District. The applicant is proposing Single-Family Residential. 					
	<p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned R-10, Single-Family Residential District, is located along Woodside Avenue, a three-lane State-maintained major collector road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Traditional Neighborhood</i>. The R-6 district would also allow for similar lot sizes to other existing properties in the neighborhood and would not have an</p>					

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	<p>adverse impact on the surrounding area.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-6, Single-family Residential District.</p>
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