

Zoning Docket from March 16, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-014	William Fincher 520 S. Mountain View Rd. & Cogin Dr., Greer, SC 29651 Portion of T019000202400 POD, Planned Office District to R-15, Single Family Residential District	18	Approval	Approval 3/25/26	Approval 4/6/26	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2026 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Has lived at the subject property for about 14 years and just realized a few months ago that it was split-zoned with the portion that is POD. • Would like the property to be uniform. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</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>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. • South Mountain View Road is a two-lane State-maintained collector road and the property has approximately 115 feet of frontage along it. Cogin Drive is a two-lane County-maintained local road and the property has approximately 300 feet of frontage along it. The property is approximately 0.05 miles west of the intersection of South Mountain View Road and Oneal Road (Hwy 101). 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 are no schools located within a mile of the site. • The applicant is requesting to rezone the property to R-15, Single-Family Residential District. The applicant is proposing Single-Family Residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned POD, Planned Office District is located along South Mountain View Road, a two-lane State-maintained collector road, and Cogin Drive, and two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to the R-15, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Neighborhood</i>, and would also be consistent with similar zoning in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential District.</p>					