

Zoning Docket from August 17th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-042	Clarence Hair for Christina Hair 909 State Park Rd. Greenville, SC 29609 P039000100502 C-1, Commercial District to R-10, Single-Family Residential District	20	Approval	Approval 8/26/26	Approval 9/14/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 17, 2026 were: <u>Speakers For:</u> - Applicant - The dwelling has never been used as a commercial use and would like to continue the use of the house - Has already obtained the necessary variance to rezone the property <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 0.23 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. - State Park Road is a State-maintained arterial road. The parcel has approximately 100 feet of road frontage along it. The property is not along a bus route but the Route 503 Poinsett Inbound bus stop is 0.85 miles away at N Pleasantburg Road and State Park Road. 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-10, Single-Family Residential District. The applicant is proposing Single-Family Residential. CONCLUSION and RECOMMENDATION: The subject parcel zoned C-1, Commercial District is located along State Park road, a two-lane State-maintained road. Staff is of the opinion that the requested zoning district would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Neighborhood</i>. Also, a successful rezoning to R-10, Single-Family Residential District would be consistent with the surrounding area. The requested district would not have a negative impact on the surrounding area. Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.					