

**Zoning Docket from January 13, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-01	Frances Edwards Thorpe 361 Terry Road 0569010101203 R-R3, Rural Residential to R-R1, Rural Residential	26	Denial	Approval	Approval	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants R-R1 to allow daughter to build house.</li> <li>• Daughter would live there to take care of her.</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b> The subject property is part of the <u>Imagine Greenville County Comprehensive Plan</u>, designated as <i>Rural Land Use 2</i>, which has an ideal density of 1 unit for every three acres. The subject parcel is also not along a bus route, and sidewalks are not present in this area. Additionally, Floodplain is not present on the parcel. There are no known historic resources on this site, nor are there any significant environmental or cultural features. There are also no schools located within 1 mile of this site.</p> <p><b>SUMMARY</b> The subject parcel, zoned R-R3, Rural Residential is 3.5 acres of property located on Terry Road, approximately 2.74 miles southwest of the intersection of Fairview Road and McKinley Road. The parcel has approximately 210 feet of road frontage along Terry Road. The applicant is requesting to rezone the property to R-R1, Rural Residential.</p> <p>The applicant states that the proposed land use is for a Single-family Residential.</p> <p><b>CONCLUSION</b> According to the <u>Imagine Greenville County Comprehensive Plan</u>, this area is designated for agricultural activities and residential density is 1 dwelling per every 3 acres. The parcel meets this designation currently and is in conformance with its existing zoning. The requested R-R1 zoning would allow lots as small as one acre, which would be non-conforming with the <u>Imagine Greenville County Comprehensive Plan</u>.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to R-R1, Rural Residential.</p>					
GCPC	At the January 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to R-R1, Rural Residential. This reasoning was based on the fact that there is R-R1, Rural Residential Zoning close by, that the area had just recently been rezoned R-R3 and was part of a contiguous group of parcels to be zoned, and the applicant's specific need and circumstance.					
P&D	At the February 3, 2020 Planning and Development Committee meeting, the Committee members voted to approve the applicant's request to R-R1, Rural Residential.					