

Zoning Docket from September 14, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-59	Donnovan Delanie Robertson 4 Darrell Dr. 0533040100523 R-S, Residential Suburban to R-15, Single-Family Residential	21	Denial	Approval 9-23-20	Approval 10-05-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 14, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> Rezoning because he does not have enough land under his current zoning to be able to subdivide his property. Wants to add another home. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Mixed Use</i>. This parcel is part of the <u>Dublin Road Area Plan</u> designated as <i>Low Density Residential</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site. There is one school located within a mile of the site, First Presbyterian Academy – The Academy at Shannon Forest. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 0.89 acres of property located on Darrell Drive, approximately 0.18 miles northeast of the intersection of Dublin Road and Durham Drive. The subject parcel has approximately 156 feet of frontage along Darrell Drive. The applicant is requesting to rezone the property to R-15, Single-family Residential.</p> <p>The applicant states that the proposed land use is for an additional Single-family Residence.</p> <p>CONCLUSION</p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Mixed Use. Primary uses for this future land use designation include regional or neighborhood commercial, office, institutional, and mixed use residential, while townhomes are included as secondary uses. The density recommended for these areas is 6 to 20 dwelling units per acre. The subject property is also included in the Dublin Road Area Plan, where it is designated as Low Density Residential.</p> <p>Additionally, the surrounding area is almost entirely zoned R-S, Residential Suburban, with some S-1, Services zoning nearby. Because of this, the request of R-15, Single-family Residential would be considered spot zoning for this area.</p>					
G CPC	<p>At the September 23, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the applicant’s request for R-15, Single-family Residential. While the Commission members understood staff’s position regarding spot zoning, the Commission members felt that the applicant’s proposed use of one additional single-family residence was consistent with the surrounding area.</p>					
P&D	<p>At the October 5, 2020 Planning and Development Committee meeting, the Committee members voted to recommend approval for this rezoning request.</p>					

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