

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2020-66	Karen Gibbs for Karen and Timmy Gibbs Rosemond Drive WG02040200412 (portion) S-1, Services to R-S, Residential Suburban	25	Approval	Approval 11-18-20	Approval 11-30-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> States she wishes to build house on property. <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</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is also part of the <u>South Greenville Area Plan</u> where it is designated as <i>Service/Industrial</i> and <i>Suburban Residential</i>. Floodplain is not present on the site, and there are no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject portion of a parcel zoned S-1, Services is 1 acre of property located on Rosemond Drive, and is approximately 1.45 miles northwest of the intersection of White Horse Road and Augusta Road. The subject portion of a parcel has approximately 158 feet of frontage along Rosemond Drive. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states that the proposed use is for a single-family residence.</p> <p>CONCLUSION</p> <p>This property fronts Rosemond Drive, which is a two-lane State-maintained, local road that dead ends. Other than a small community church, this entire portion of Rosemond Drive consists of single-family residential and vacant land. Additionally, the property is adjacent to another property zoned R-S, Residential Suburban. Staff is of the opinion that the request for R-S, Residential Suburban is more appropriate than the current S-1, Services Zoning District.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					