

Zoning Docket from March 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-23	Tara Jean Zaino 146 Oaklawn Road 0586020102603 (portion) R-R3, Rural Residential District To R-R1, Rural Residential District	26	Approval	Approval 3-24-21	Approval 4/5/21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Lives on 4 acres, wants to subdivide one off for an additional house. • Would continue to live on R-R3 portion, and build on R-R1 portion. • 1 acre lot would be for parents to build a home on site, now that the applicant's father is retired. <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>Rural</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site, Ellen Woodside Elementary. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject portion of a parcel is zoned R-R3, Rural Residential and is 1 acre of land located on Oaklawn, and is approximately 0.36 miles north-east of the interchange of Reedy Fork Road and Oaklawn Road. The subject portion of a parcel has approximately 308 feet of frontage along Oaklawn 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 an Additional Single-Family Residence.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-R3, Rural Residential, is located along Oaklawn Road, a State-maintained Minor Collector Road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential would achieve the applicant's goal of placing one single-family residence on one acre of land, and not cause any adverse impacts on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential.</p>					