

**Zoning Docket from July 19, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-63	Alyssa Nicole Whalen for Pamela Kristen Whalen 49 Gunter Road 0585020100508 R-R1, Rural Residential District to R-20, Single-Family Residential District	25	Denial	Denial 7-28-21	Denial 8-16-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would like to subdivide to be able to take care of grandparents</li> <li>• Not sure what to do with the temporary accessory dwelling after</li> <li>• Wooded area in the back of the property that will be cleared out and have a manufactured home placed in that area</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 1-Letter</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Living</i>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Preservation</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Woodmont High School. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-R1, Rural Residential and is 1 acre of land located on Gunter Road, and is approximately 0.64 miles southwest of the intersection of Garrison Road and W. Georgia Road. The parcel has approximately 130 feet of frontage along Gunter Road. The applicant is requesting to rezone the property to R-20, Single-Family Residential</p> <p>The applicant states that the proposed land use is for an additional single-family residence.</p> <p><b>CONCLUSION</b></p> <p>The subject property is located along Gunter Road, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to R-20, Single-Family Residential is not appropriate for this area due to the rural future land use designations within both the Plan Greenville County Comprehensive Plan and the South Greenville Area Plan, as well as the surrounding zoning.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-20, Single-Family Residential</p>					