

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-98	Nick Franchina of Palmetto State Capital for Gloria Gonsalves, Trustee to Addie Evans Gonsalves Family and Fudge Brown Evans & Etal Sullivan Road and Blue Springs Way 0585010100900 R-S, Residential Suburban District to R-12, Single-Family Residential District	25	Approval	Approval 10-27-21	Approval 11-1-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Parcel in question will be combined with two parcels along Sullivan Rd. to provide a completed development • Requested zoning falls with the South Greenville Area Plan • There are existing wetlands on site that will be protected <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 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 Living</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Brashier Middle College Charter School. 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 parcel is zoned R-S, Residential Suburban District and is 36.5 acres of land located on Sullivan Rd. and Blue Springs Way, and is approximately 0.5 miles south of the intersection of W Georgia Road and Sullivan Road. The parcel has approximately 0 feet of frontage along Sullivan Road and 0 feet of frontage along Blue Springs Way. The applicant is requesting to rezone the property to R-12, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-S, Residential Suburban is located along Sullivan Road a two-lane county-maintained residential road, and Blue Springs Way, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-12, Single-Family Residential is consistent with the development patterns and zoning classification present in the immediate area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					