

Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-036	Rigoberto Morales Motor Boat Club Rd. Greenville, SC 29611 B004030101415 R-12, Single-Family Residential District to R-S, Residential Suburban District	19	Denial	Denial 4-27-22	Denial 5-2-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Would like to rezone to be able to have a family farm on the property • Will have a barn and farm animals • There will not be an RV Park <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Lives behind the parcel in question • Property currently has violations that the property owner is not adhering to • Surrounding property owners would like to see this parcel retain the existing R-12 zoning designation • Been misled by property owner • Discussed things that are included in RV parks 2) Citizen <ul style="list-style-type: none"> • Owns property very close to the subject parcel • This area is a single-family residential area • The request is not consistent with the neighborhood • Out of character with the area 3) Citizen <ul style="list-style-type: none"> • Lives in the immediate area 4) Citizen <ul style="list-style-type: none"> • Does not see silt fencing on the property 5) Citizen <ul style="list-style-type: none"> • Concerned with an unpermitted septic tank that has been installed that could damage the Saluda Lake <p>*There were approximately 90 citizens in attendance at the meeting that were in opposition to the rezoning request</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> Letter – 2</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Edge</i>. The subject property is a part of the <u>Berea Community Plan</u>, where it is designated <i>Low-Density Residential</i>. • Motor Boat Club Rd. is a two-lane County-maintained local road. The parcel has 					

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approximately 103 feet of frontage along Motor Boat Club Rd. The parcel is approximately 0.59 miles southwest of the intersection of White Horse Rd (Hwy 25) and Farris Bridge Rd (Hwy 183). The property is not along a bus route. There are also no sidewalks in the area.

- Floodplain is not present on the site. There are no known historic or cultural resources on the site, although the site is heavily wooded with some creeks on it. Greenville Technical College, Northwest Campus is located within a mile of the site.
- The subject property is zoned R-12, Single-Family Residential and is 11.4 acres of land located on Motor Boat Club Rd. The applicant is requesting to rezone the property to R-S, Residential Suburban.
- The applicant states that the proposed land use is for a Barn and Farm Animals.

CONCLUSION and RECOMMENDATION

The subject parcel zoned R-12, Single-Family Residential is located along Motor Boat Club Rd., a two-lane County-maintained local road. The area is characterized by mainly single-family residential zoning and uses, with multifamily zoning adjacent to the parcel. Staff is of the opinion that the existing zoning is appropriate for this area and that lowering the density would not align with the Plan Greenville County Comprehensive Plan.

Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.