

Zoning Docket from April 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-033	Earl Glenn Tollison, Jr. 1743 McKelvey Rd., Fountain Inn, SC 29644 0577010100803 R-R3, Rural Residential District to R-S, Residential Suburban District	26	Approval	Approval 4-27-22	Approval 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> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to rezone to be able to subdivide to allow relative to build on new parcel • Rezoning would permit the parcel to be subdivided meeting the minimum lot size for the R-S, Residential Suburban zone <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>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>Rural</i>. • McKelvey Road is a two-lane, State-maintained collector road. The parcel has approximately 311 feet of frontage along McKelvey Road. The parcel is approximately 1.09 miles east of the intersection of Fork Shoals Road and McKelvey Road. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Ralph Chandler Elementary. • The subject parcel is zoned R-R3, Rural Residential and is 1.5 acres of land located on McKelvey Road and is approximately 1.09 miles east of the intersection of Fork Shoals Road and McKelvey Road. The subject property has approximately 311 feet of frontage along McKelvey Road. The applicant is requesting to rezone the property to R-S, Residential Suburban. • The applicant states that the proposed land use is a single-family residence. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel, zoned R-R3, Rural Residential is located along McKelvey Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to R-S, Residential Suburban, is consistent with surrounding land uses and would not have an adverse impact on the surrounding area as it would only allow for one additional dwelling.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					