

**Zoning Docket from April 18, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-034	Matilda Cooper for Rosa Ena Martinez and Juan H. Martinez 14 Hillcrest Dr. W., Greer, SC 29651 T020000106600 R-S, Residential Suburban District to R-12, Single-Family Residential District	18	Approval	Approval 4-27-22	Approval 5-2-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 18, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>1) Applicant's representative <ul style="list-style-type: none"> <li>• Would like to subdivide and be able to build a new residential dwelling</li> </ul> </li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><u>Petition/Letter For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>.</li> <li>• Hillcrest Dr. W. is a two-lane County-maintained local road. Cedar Ln. is a two-lane County-maintained local Rd. The parcel has approximately 100.5 feet of frontage along Hillcrest Dr. W., and approximately 23.3 feet of frontage along Cedar Ln. The parcel is approximately 0.96 miles southeast of the intersection of N. Rutherford Rd. and N Hwy 101. The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</li> <li>• The subject parcel is zoned R-S, Residential Suburban and is 0.65 acres of land located on Hillcrest Dr. W. and Cedar Ln. The applicant is requesting to rezone the property to R-12, Single-Family Residential District.</li> <li>• The applicant states that the proposed land use is an additional residence.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject parcel zoned R-S, Residential Suburban is located along Hillcrest Dr. W., a two-lane County-maintained local road, and Cedar Ln., a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning aligns with the Plan Greenville County Comprehensive Plan, which recommends 3 to 5 dwellings per acre for this area. Additionally, this request would only allow the property owner to add one additional residence, which staff believes will not have an adverse impact on the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					