

Zoning Docket from May 16, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-048	Colton Miller of Zenith Real Estate, LLC for Stephen Dowd 817 Garlington Rd., Greenville, SC 29615 0533030101000 R-S, Residential Suburban to R-12, Single-Family Residential District	21	Approval	Denial 5-25-22	Approval 6-6-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Requesting R-12, Single-Family Residential District to allow 17 detached single-family residential dwellings • Held two neighborhood meetings with little involvement • Catering to 55 plus age range • Discussed the Traffic Impact Study to indicate the reduction of traffic due to the proposed target age range • Proposed rezoning complies with the Comprehensive Plan <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Discussed issues with Shannon Creek and flooding • Wants to make sure a detention system will be installed <p>2) Citizen</p> <ul style="list-style-type: none"> • Resides adjacent to the subject parcel to the rear • Concerned with water runoff with a higher density development <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</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. The subject property is also part of the <u>Dublin Road Area Plan</u>, where it is designated as <i>Low Density Residential</i>. • Garlington Road is a two-lane, State-maintained collector road. The parcel has approximately 451 feet of frontage along Garlington Road. The parcel is approximately 0.5 miles north of the intersection of Garlington Road and Roper Mountain 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: Southern Wesleyan University - Greenville. • The subject parcel is zoned -S, Residential Suburban and is 4.96 acres of land located on Garlington Road and is approximately 0.16 miles east of the intersection of Old Spartanburg Road and Brushy Creek Road. The subject property has approximately 332 feet of frontage along on Old Spartanburg Road, Hudson Road, and Brushy Creek Road and is approximately 0.5 miles north of the intersection of Garlington Road and Roper Mountain Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential. 					

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	<ul style="list-style-type: none">• The applicant is proposing a single-family residential development. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Garlington Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential is consistent with surrounding land uses and the density recommended by the Greenville County Comprehensive Plan.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>
GCPC	At the May 25, 2022 Planning Commission Meeting, a motion to approve failed 4-4, thus resulting in a recommendation of Denial, with those in opposition citing concerns over density.