

Zoning Docket from July 18, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-065	Palmer C. Hyman and Annette M. Foster 19, 23, & 27 Chickadee Drive, Pelzer, SC 29669 0604030100113 (portion), 0604030100114 (portion), & 0604030100115 (portion) R-R3, Rural Residential District to R-R1, Rural Residential District	26	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 18, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Owns three lots and would like to divide these into two lots to accommodate single-family residential dwellings <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>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>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Preservation</i>. Chickadee Drive is a two-lane County-maintained residential road. The parcels have approximately 350 feet of frontage along Chickadee Drive. The subject property is located approximately 0.10 miles east of the intersection of Chickadee Dr. and Hwy. 25. The property is not along a bus route and 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. Riley Child Development Center and Ellen Woodside Elementary School are approximately 0.5 miles from the site. The applicant is requesting to rezone the property to R-R1, Rural Residential District. The applicant is proposing to construct three residential dwelling units. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcels, zoned R-R3, Rural Residential are located along Chickadee Drive, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-R1, Rural Residential, is consistent with surrounding land uses. Currently, the subject parcels are existing nonconforming and would permit 3 dwelling units. Staff is of the opinion that a successful rezoning to permit a reconfiguration of lot lines and only 2 dwelling units would be consistent with the uses in the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.</p>					