

Zoning Docket from August 15, 2022 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|---------------------|---------------------|---|
| CZ-2022-072 | Abel Duran Old Greenville Road, Piedmont, SC 29673 0609030101500 S-1, Services District to R-20, Single-Family Residential District | 26 | Approval | Approval 8-24-22 | Approval 9-19-22 | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on August 15, 2022 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> • Not opposed to the proposed residential zone • Concerned with the current violations • Concerned with a septic tank that was installed that was not approved by SCDHEC <p>List of meetings with staff: None</p> | | | | | <p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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>Industrial</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Residential</i> and <i>Transitional Commercial</i>. • Old Greenville Road is a two-lane County-maintained local road. The parcel has approximately 90 feet of frontage along Old Greenville Road. Piedmont Highway is a two-lane State-maintained arterial road. The parcel has approximately 273 feet of frontage along Piedmont Highway. The parcel is approximately 0.1 mile southwest of the intersection of Piedmont Highway and I-185. 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. There are no schools within one mile of the site. • The applicant is requesting to rezone the property to R-20, Single Family Residential District. The applicant is proposing a single-family dwelling. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned S-1, Services is located along Old Greenville Road, a two-lane County-maintained local road. While the subject parcel is adjacent to other S-1 zoned parcels, Old Greenville Road is a residential road with three existing nonconforming single-family dwellings. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential, would allow for one additional dwelling unit and would be consistent with the surrounding land uses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential District.</p> | | | | | |