

Zoning Docket from November 14th, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-103	Michael Bernard for Brandon House of Greenville 18 Old Grove Rd., Greenville, SC 29605 WG01020200700 O-D, Office District to R-12, Single-Family Residential District	24	Approval	Approval 11-16-22	Approval 12-5-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14th, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • The subject parcel was originally zoned R-12, Single-Family Residential District and would like to rezone back to this designation to allow a group home at this location • House will be used for a group home for Veterans • Discussed substance abuse disorders • This site will offer a safe sanctuary to offer treatment to Veterans • The location is ideal for the proposed use; it will have recreation amenities within the home and is close to the Veteran’s Clinic • Public transportation is in the immediate area for support <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</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 consists of approximately 1.1 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Transitional Corridor and Floodplain</i>. • Old Grove Road is a two-lane, State-maintained residential road. The parcel has approximately 190 feet of frontage along Old Grove Road. The parcel is approximately 0.18 miles south of the intersection of Old Grove Road and Highway 20. The property is not along a bus route. There are no sidewalks in the area. • Floodplain Zone AE is present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Greenview Child Development Center/Teen Parent and University of South Carolina School of Medicine. • The applicant is requesting to rezone the property to R-12, Single-Family Residential District. The proposed land use is a Group Home for Veterans. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned O-D, Office District, is located along Old Grove Road, a two-lane, State-Maintained, residential road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential District is appropriate for the area and consistent with the surrounding zoning.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					