

**Zoning Docket from November 14<sup>th</sup>, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-108	Carl R. Eckerson and Nga Thi Nguyen Highway 25 and King Rd., Pelzer, SC 29669 Portion of 0603020103008 R-R1, Rural Residential District to R-20, Single-Family Residential District	26	Approval	Approval 11-16-22	Approval 12-5-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 14<sup>th</sup>, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant               <ul style="list-style-type: none"> <li>• The proposed rezoning is to subdivide the subject parcel for two R-20 zoned parcels for one dwelling per parcel</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: N/A</b></p>					<p><b>Petition/Letter For:</b></p> <p>None</p> <p><b>Against:</b></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 Comprehensive Plan</u>, where it is designated as <i>Rural Corridor</i>. The subject property is a part of the <u>South Greenville Area Plan</u>, where it is designated <i>Transitional Commercial and Rural Preservation</i>.</li> <li>• King Rd. is a two-lane County-maintained residential road. The parcel has approximately 274 feet of frontage along King Rd. Augusta Road (Highway 25) is a five-lane State-maintained road. The parcel has approximately 109 feet of front frontage along Augusta Road (Highway 25). The parcel is approximately 0.09 miles north of the intersection of King Rd. and Augusta Rd. (Hwy 25). 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. Ellen Woodside Elementary is located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to R-20, Single-Family Residential District. The applicant is proposing Single-Family Residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject property zoned R-R1, Rural Residential District is located along King Rd., a two-lane County-maintained residential road and Augusta Road (Highway 25), a five-lane State-maintained road. Staff is of the opinion that a successful rezoning to R-20, Single-Family Residential, which would allow for one additional dwelling unit is consistent with the uses in the surrounding area and would not create additional adverse impacts.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential.</p>					