

**Zoning Docket from September 18<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-060	James Kirkpatrick, Jr. for James Kirkpatrick, Jr. and Faye K. Kirkpatrick 5 Lockman Dr., Greenville, SC 29611 Portion of 0247000502900 R-15, Single-Family Residential District to R-6, Single-Family Residential District	25	Denial	Denial 9/27/2023	Approval 10/2/23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 18, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>Would like to build a new home on the subject parcel.</li> <li>Will be subdividing a portion of the parcel to combine to the adjacent parcel</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> Signatures –</p> <p><b>Against:</b> Signatures –</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 consists of approximately .14 acres.</li> <li>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans.</li> <li>Lockman Drive is a two-lane County-maintained Residential road. The portion of the parcel has approximately 69 feet of frontage along Lockman Drive. The portion of the parcel is approximately 0.03 miles west of the intersection of Staunton Bridge Road and Lockman Drive. The property is along a bus route and there are no sidewalks along the subject property.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. Carolina High School is located within one mile of the site.</li> <li>The applicant is requesting to rezone the property to R-6, Single-Family Residential District. The applicant is proposing single-family residential.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject portion of a parcel zoned R-15, Single-Family Residential is located along Lockman Drive, a two-lane County-maintained Residential Road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the parcel as <i>Suburban Neighborhood</i> and recommends a density of 3 to 5 dwellings per acre. Additionally, the current parcel is a buildable lot, and if rezoned will continue to be a buildable lot; however, reduction of the parcel size would not be consistent with surrounding parcel sizes in the area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-6, Single-Family Residential District.</p>					

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<b>P&amp;D</b>	At the October 2, 2023 Planning and Development Committee meeting, the Committee voted to Approve the applicant's request to rezone the parcel to R-6, Single-Family Residential without further discussion.
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