

Zoning Docket from November 6th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2023-073	Barry R. Burns Jr. & Alyson Ghizzoni-Burns 440 Terry Rd., Fountain Inn, SC 29644 0570010100105 Unzoned to R-R3, Rural Residential District	26	Approval	Approval 11-15-23	Approval 12-4-23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 6, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to utilize his property for agricultural uses and would like to ability to have the protections that zoning has. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</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 68.711 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural & Floodplain</i>. The subject property is not part of any area or community plans. • Terry Road is a one-lane County-maintained Residential road. The parcel has approximately 965 feet of frontage along Terry Road. The subject property is located approximately 0.37 miles northwest of the intersection of Terry Road and McKittrick Bridge Road. The property is not along a bus route and there are no sidewalks in the area. • Floodplain is present on the site. There is also a blue line feature that could be identified as floodplain in future mapping. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. • The applicant is requesting to rezone the property to R-R3, Rural Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, currently Unzoned, is located along Terry Road, a one-lane County-maintained Residential Road. Staff is of the opinion that the requested rezoning to R-R3, Rural Residential District is consistent with surrounding zoning districts and allows for similar uses. Additionally, the request is consistent with the <u>Plan Greenville County Comprehensive Plan</u>, which designates the parcel as <i>Rural</i>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R3, Rural Residential District.</p>					