



**Zoning Docket from January 8<sup>th</sup>, 2024 Public Hearing**

- Greenbriar Drive is a two-lane, County-maintained local road. The parcel has approximately 183 feet of frontage along Greenbriar Drive. Log Shoals Road is a two-lane, State-maintained collector road. The parcel has approximately 162 feet of frontage along Log Shoals Road. The parcel is located on the intersection of Greenbriar Drive and Log Shoals Road. The property is not along a bus route. There are no sidewalks located by the parcel on Greenbriar Drive, however, Log Shoals Road does have existing sidewalks in the area.
- Floodplain is not present on the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Greenbrier Elementary.
- The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing single-family residential duplexes.

**CONCLUSION and RECOMMENDATION:**

The subject parcel zoned R-S, Residential Suburban District is located along Greenbriar Drive, a two lane County-maintained local road and Log Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that while the requested zoning district is consistent the Plan Greenville County Comprehensive Plan in terms of density (3 – 5 dwellings per acre), the compatibility with uses along Greenbriar Drive and the surrounding area characteristics are not consistent.

Based on these reasons, staff recommends denial of the requested rezoning to R-10, Single-Family Residential District.