Zoning Docket from January 8th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-004	Amin Taha Greenbriar Dr. & Log Shoals Rd., Simpsonville, SC 29680 0573020100101 R-S, Residential Suburban District to R-10, Single-Family Residential District	28	Denial	Denial 1/24/24	Denial 2/5/24	
Public Comments	Some of the general comments main January 8, 2024 were: Speakers For: 1. Applicant • Would like to rezord place a duplex on Speakers Against: 1. Citizen • Lives across the st • Would rather see in this area • Properties would 2. Citizen • Originally owned for the R-S, Residentia 3. Citizen • Wourried about rund 4. Citizen • Lives near the pro • Increased density existing infrastruct • Rezoning to R-10, density on the parties • Not against development • Not against development • The proposed dup requested district	one to be each new creet from detached need to h the parce homes th al Suburk noff from perty in c in the are ture Single-Fa cel makin oping the nt more i a home i plexes, an	able to subdiving created particular created particular in question the propose question the propose question the surrour of t	ivide the parc arcel uestion y residential l inks atible with th more fitting d developme y placed impa itial would ind it would rathe with the surro nding area density that t	cel and homes built e ent acts on crease er see the bunding	Petition/Letter For: Against: Emails – 9
Staff Report	List of meetings with staff: N/A Below are the facts pertaining to • The subject property cons • The subject property is p designated as Suburban community plans.	ists of ap art of the	proximately : e <u>Plan Green</u>	ville County	-	

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 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 <u>Plan Greenville County</u> 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.