

Zoning Docket from January 8th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-005	Nathaniel A. Merriwether 4729 State Park Rd., Travelers Rest, SC 29690 0498010100127 R-S, Residential Suburban District to R-12, Single-Family Residential District	20	Denial	Denial 1/24/24	Denial 2/5/24 Denial 3/18/24	Sent back to P&D at 2 nd Reading 2/20/24
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 8, 2024 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 subdivide the parcel and build another dwelling to move into and rent out the existing dwelling • Other smaller lots in the area <p><u>Speakers Against:</u></p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></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 1.002 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Edge</i>. The subject property is not part of any area or community plans. • State Park Road is a two-lane, State-maintained arterial road. The parcel has approximately 377 feet of frontage along State Park Road. The parcel is approximately 0.66 miles southeast of the merger between State Park Road and Sandy Flat Road (SC-253). The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. 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-12, Single-Family Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned R-S, Residential Suburban District is located along State Park Road, a two-lane, State-maintained arterial road. Staff is of the opinion that the requested rezoning to R-12, Single-Family Residential District is not consistent with the <u>Plan Greenville County Comprehensive Plan</u> which designates the parcel as <i>Suburban Edge</i> and recommends a gross density of 0 to 1 dwelling per acre.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential District.</p>					