Zoning Docket from April 15th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION	
CZ-2024-021	Cesar E. Reyes for Nancy Guadalupe Reyes-Guigou 2222 & 2224 E. Lee Rd., Taylors, SC 29687 T033000200501 & T033000200800 R-20, Single-Family Residential District to R-10, Single-Family Residential District	20	Approval	Approval 4/24/24	Denial 5/6/24		
Public Comments	15, 2024 were: Speakers For: 1. Applicant Would like to rezone the parcels to be able to remove the abandoned dwellings and develop the properties for a small Ag					Petition/Letter For: Against: Signatures – 59	
	Speakers Against: 1. Citizen • Lives adjacent to thomes on the subdensity 2. Citizen • Has concerns with additional density List of meetings with staff: N/A	ject parco	els, but does n E. Lee Rd. a	not want to i	ncrease the		
Staff Report	 Below are the facts pertaining to this docket: The subject property consists of approximately 1.9 acres. The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Neighborhood. The subject property is not part of any area or community plans. E. Lee Road is a two-lane State-maintained collector road. The property has approximately 200 feet of frontage along E. Lee Road. The property is approximately 0.44 miles west of the intersection of E. Lee Road and Taylors Road. The property is not along a bus route but there is a sidewalk fronting the property along E. Lee Road. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Brook Glenn Elementary and Greenville Presbyterian Theological Seminary are located within a mile of the site. The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing a Single-Family Residential. CONCLUSION and RECOMMENDATION: 						
	The subject parcel, zoned R-20, Single-Family Residential District is located along E. Lee Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-10, Single-						

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	Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the property as Suburban Neighborhood and lists a density of 3-5 dwellings per acre. Staff also feels that the requested zoning would not alter the residential character of the area.
	Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.
P&D	At the May 6, 2024 P&D Committee meeting, the Committee voted to deny the rezoning request to R-10, Single-Family Residential due to the proposed rezoning and density is not consistent with the surrounding area.