

**Zoning Docket from May 20<sup>th</sup>, 2024 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2024-032</b>	Jacob Pyhala of JP Alliance LLC 253 Roberts Rd., Taylors, SC 29687 0525010104400 R-12, Single-Family Residential District to R-M2, Multifamily Residential District	20	Denial	Denial 5/22/24	Denial 6/3/24	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 20, 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• Originally wanted to subdivide for another single-family dwelling, but would rather build a duplex</li> <li>• Will remove the existing dwelling to construct the duplex</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: N/A</b></p>					<p><b>Petition/Letter For:</b></p> <p><b>Against:</b></p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 1.26 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is not part of any area or community plans.</li> <li>• Roberts Road is a two-lane County-maintained local road. The property has approximately 150 feet of frontage along Roberts Road. The property is approximately 0.55 miles southeast of the intersection of Reid School Road and State Park Road (HWY 253). The property is not along a bus route and there are no sidewalks in the immediate area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Taylors Elementary School is located within a mile of the site.</li> <li>• The applicant is requesting to rezone the property to R-M2, Multifamily Residential District. The applicant is proposing a Duplex Home.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel, zoned R-12, Single-Family Residential District, is located along Roberts Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-M2, Multifamily Residential District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the area as Suburban Edge with a density of 0-1 dwellings per acre. Additionally, the proposed zoning district is not consistent with zoning districts in the surrounding area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-M2, Multifamily Residential District.</p>					