

**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
CZ-2024-029	Guadalupe Villar for 106 Camden Dr, LLC 106 Camden Dr., Greenville, SC 29673 Portion of WG06020100400 R-7.5, Single-Family Residential District to S-1, Services District	26	Approval	Approval 5/22/24	Approval 6/3/24	
Public Comments	<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>• This is an expansion of a current daycare at another location</li> <li>• Just wishes to rezone the small portion of the parcel in question to S-1, Services to remove a split-zoned situation and utilize the full parcel for the new daycare</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> Signatures – 20</p> <p><b>Against:</b></p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject portion of the parcel consists of approximately 0.171 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Suburban Residential</i>.</li> <li>• Camden Drive is a two-lane County-maintained local road. The parcel has approximately 146 feet of frontage along Camden Drive. The portion of the parcel requesting rezoning does not have any frontage along Camden Drive. The parcel is approximately 0.07 miles east of the intersection of Camden Drive and Piedmont Highway (SC-20). The property is not along a bus route. There are no sidewalks located along the property.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Grove Elementary is located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a Day Care Center.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel zoned R-7.5, Single-Family Residential District is located along Camden Drive, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to S-1, Services District is consistent with the <u>Plan Greenville County</u> Comprehensive Plan, which designates the parcel as <i>Mixed Employment Center</i>. Additionally, the requested zoning district is consistent with zoning districts to the south and west.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					