

Zoning Docket from September 16th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-064	Tyler Polk of Access Realty for Terri G. McElhannon and Deborah G. Spearman 2 Sheffield Ln., Owens Rd., Taylors, SC 29687 T032000300200 R-20, Single-Family Residential District to R-12, Single-Family Residential District	20	Approval	Approval 10/2/24	Approval 10/14/24	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to rezone to allow for additional single-family homes The R-12 zoning district is existing across the street Would like three lots, but may only be able to get two <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Not opposed to seeing more houses in this area; however, concerned with the proposed dwellings that are being installed Traffic has increased in this area due to increased density Concerned with the safety of the streets in this area with traffic and speeding vehicles <p>List of meetings with staff: N/A</p>				<p><u>Petition/Letter For:</u></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 0.84 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. Sheffield Lane is a two-lane County-maintained local road and the property has approximately 183 feet of frontage along it. Owens Road is a two-lane County-maintained local road and the property has approximately 166 feet of frontage along it. The property is approximately 0.42 miles northeast of the intersection of East Lee Road and Edwards Road. The property is not along a bus route. There are no sidewalks in the immediate area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Brook Glenn Elementary & Northwood Middle. The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION: The subject property, zoned R-20, Single-Family Residential District is located along Sheffield Lane, a two-lane County-maintained local road and Owens Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential District would be</p>					

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	<p>consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Neighborhood</i> and would not have an adverse impact on surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.</p>
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