

Zoning Docket from January 13th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-004	Lonnie Mack Reid for Lonnie M Reid Revocable Trust 20 Reid Wesley Court, Pelzer, SC 29669 0596020102501 R-R3, Rural Residential District to R-R1, Rural Residential District	26	Approval	Approval 1/22/2025	Approval 2/3/2025	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 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 so his niece is able to have her portion of the parcel • Owned the property since 1972 and will keep both parcels in the family 2. Applicant’s Niece <ul style="list-style-type: none"> • Grew up on this property and just would like to subdivide so she is able to have her portion of the land that was her fathers. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</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 4.38 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Rural Preservation</i>. • Reid Wesley Court is a two-lane State-maintained local road. The parcel has approximately 144 feet of frontage along Reid Wesley Court. The subject property is located approximately 0.08 miles north of the intersection of Old Hundred Road and Highway 418. The property is not along a bus route and 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-R1, Rural Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-R3, Rural Residential is located along Reid Wesley Court, a two-lane State-maintained local road. Staff is of the opinion the requested rezoning to R-R1, Rural Residential District is consistent with the <u>South Greenville Area Plan</u> designation of <i>Rural Preservation</i> which is defined as “areas intended for large lot single-family development, open space, pastureland, and the preservation of trees and other rural related land uses. The most relevant zoning classification is the R-R1, Rural Residential Zoning District.”</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-R1, Rural Residential District.</p>					