

**Zoning Docket from January 13<sup>th</sup>, 2025 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2025-006	Paul J. Harrison of Bluewater Civil Design for Palmetto Business Partners, LLC New Easley Hwy., Greenville, SC 29611 0240030102704 S-1, Services District to R-M10, Multifamily Residential District	23	Denial	Denial 1/22/2025	Denial 2/3/2025	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 13, 2025 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 section of Hwy. 123 is more fitting for residential mores so than the uses that are allowed in the S-1, Services District</li> <li>• The Riverdale-Tanglewood Area Plan calls for this parcel to be used for services, but it also calls for more residential within the area of the Plan boundary</li> <li>• Directly across from multifamily zoned parcels</li> <li>• Proposing currently 62 single-family residential units for sale</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></p> <p><u>Against:</u></p>
Staff Report	<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 8.3 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as primarily <i>Rural Corridor</i>, with a portion as <i>Traditional Neighborhood</i> The subject property is part of the Riverdale-Tanglewood Area Plan, where it is designated as <i>Service</i>.</li> <li>• Easley Bridge Road is a four-lane State-maintained arterial road and the property has approximately 420 feet of frontage along it. Bent Bridge Road is a two-lane County-maintained local road and the property has approximately 130 feet of frontage along it. The property is approximately 0.31 miles northwest of the Easley Bridge Road and White Horse Road overpass. The property is not along a bus route. 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. There are two schools located within a mile of the site: Tabernacle Baptist College &amp; Welcome Elementary.</li> <li>• The applicant is requesting to rezone the property to R-M10, Multifamily Residential District. The applicant is proposing a Single-Family Attached Residential Development.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject property, zoned S-1, Services District is located along Easley Bridge Road, a four-lane State-maintained arterial road and Bent Bridge Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-M10, Multifamily Residential District would not be</p>					

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	<p>consistent with the <u>Plan Greenville County Comprehensive Plan</u> designation of <i>Rural Corridor</i>, nor would it be consistent with the <u>Riverdale-Tanglewood Area Plan</u> designation of <i>Service</i>.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential District.</p>
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