

ZONING DOCKETS FROM OCTOBER 1, 2012 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-37	Pleasantburg Holdings Pelham Road and Hudson Road R-20 to NC 0543020100500 (portion) and 0543020100600 (portion)	22	D	D	D	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 17, 2012 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Property owner stated he would like his property rezoned to become a transition between the commercial and offices across Pelham and the neighborhoods behind his house (2) Not safe for his family to live in this location anymore due to traffic, growth, construction, etc. (3) Conservation easement will be provided (4) Deed restrictions on additional properties adjacent to site will be provided so they cannot be developed with similar uses (5) Traffic study presented including number of trips, discussion of pass-by trips, and intersection issues as well as mitigation efforts on the part of CVS <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Traffic and safety are nightmares (2) Drivers make u-turns in subdivisions as they cannot turn out of neighborhoods (3) They are upset this is coming back again (4) Didn't feel as though developer worked with neighborhood (5) Stated the City and County are of the same opinion that this should remain residential 					<p>Petition/Letter</p> <p>For – Power Point; letter in favor</p> <p>Against – 500+ signatures on petition; 60+ stand in opposition; Power Point (2)</p>
Staff Report	<p>Although this Statement of Intent and Concept Plan meets the ordinance requirements for a use permitted in a NC, Neighborhood Commercial, request and Staff recognizes non-residential uses in the area across Pelham Road, Staff is of the opinion the recommended land use pattern in the Pelham Road Corridor Future Land Use Plan and Imagine Greenville County Comprehensive Plan remains appropriate for this location. The Pelham Road Corridor Plan, adopted by County Council in June 2006, indicates Low Density Single-Family Residential (FRD, R-20, R-15, R-12, and R-10) uses are preferred at this location and in this area north of Pelham Road. Numerous public meetings were held, surveys conducted, etc. to arrive at the proposed land uses in the area, which were supported by the study committee and County Council. It should also be noted the subject site was designated originally for multifamily uses on a draft future land use plan; however, prior to adoption and based on discussions with County Council and the citizens in the area, the subject site was designated Low Density Single-Family Residential. In 2009, this sentiment was supported as the Imagine Greenville County Comprehensive Plan Future Land Use Map designates this parcel and area as Residential Land Use 2 (3-6 units per acre). Based on these reasons, Staff recommends denial of the request.</p>					