

**Zoning Docket from January 23, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-08	Paul J. Harrison, Bluewater Civil Design, LLC for Charles P. Willimon West side of Standing Springs Road 0413000100400 (portion) and 0413000100401 R-S, Residential Suburban to R-12, Single-Family Residential	28	Approval	Approval 1/25/17	Approval 2/6/17	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 23, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• fits into Future Land Use Map designation</li> <li>• received approval from sewer for capacity</li> <li>• public water available</li> <li>• started conducting a traffic study and will comply with all SCDOT requirements</li> <li>• planning 230 to 240 units</li> <li>• price range of \$175,000 to \$200,000</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• roads are falling apart in this area</li> <li>• problem with road capacity</li> <li>• wants roads fixed before developing begins</li> <li>• bad traffic during peak times</li> </ul> <p><b>List of meetings with staff:</b> December 7, 2016</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 66.94 acres of property located on Standing Springs Road approximately 1 mile east of the intersection of Fork Shoals Road and Ashmore Bridge Road. The parcel has approximately 1,650 feet of frontage along Standing Springs Road.</p> <p>The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is adjacent to three subdivisions with existing R-12, Single-Family Residential zoning. The Imagine Greenville Comprehensive Plan recommends 3 to 6 units per acre.</p> <p>The applicant states the proposed land use is for single-family residential housing.</p> <p>Staff is of the opinion the requested rezoning would be consistent with existing zoning to the west and south of the subject site. The requested rezoning to R-12, Single-Family Residential is also consistent with the Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					