

Zoning Docket from January 23, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-09	Paul J. Harrison, Bluewater Civil Design, LLC for Regenia T. Brashier, Richard Snipes, Rita S. Manning and Riddle Family Number 9, LLC 2220 Standing Springs Road, Fork Shoals Road and Quartz Circle 0583010100607, 0583020101105, 0583020101900 and 0583020101003 R-S, Residential Suburban to R-12, Single-Family Residential	28	Approval	Denial 1/25/17	Held 2/6/17; Denial 3/6/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Public sewer and water available • Believes this area is growing • Good idea for single-family homes • Fits into the Future Land Use Map designation <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Could build almost 400 units • Concerned about traffic • Opposed to rezoning <p>2) Resident</p> <ul style="list-style-type: none"> • Concerned over roads crumbling • Concerned over the increased traffic, traffic already heavy at certain times of the day • Concerned about water quality in lake on property • Concerned of house value and type of housing <p>List of meetings with staff: December 7, 2016</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 110.9 acres of property located on Fork Shoals Road approximately 0.2 miles north of the intersection of Fork Shoals Road and I-185. The parcel has approximately 460 feet of frontage along Fork Shoals Road, 160 feet of frontage along Standing Springs Road and 1020 feet of frontage along Quartz Circle.</p> <p>The applicant is requesting to rezone the property to R-12, Single-Family Residential. The subject site is surrounded by Single-Family Residential land uses. 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.</p> <p>It is Staff's opinion R-12, Single-Family Residential is consistent with the surrounding land uses and zoning in the area. The rezoning request is also consistent with the Greenville County Comprehensive</p>					

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	<p>Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p> <p>Following the advertisement of this rezoning case, the applicant requested that parcel 0583020101900 be removed from the rezoning request due to a dispute of ownership. The parcel requested to be removed is 7.8 for a total of 103.1acres.</p>
P&D	<p>At the Planning and Development meeting on February 7, 2017 the committee placed CZ-2017-09 on hold per the applicant's request to have additional time to look into concerns of traffic.</p>