

**Zoning Docket from August 14, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2017-52	<p>Eric Hedrick for Jimmy M. Bridges, Marvin L. Anderson, Renee G. Anderson, Mark K. Tucker, FFP Upstate Manor, LLC. and Mark III Properties, Inc.                      Phillips McCall Road and Anderson Ridge Road                      0548020100405, 0550020100403, 0550020100404, 0550020101500, 0550020101901, 0550020101907 and 0550020101908                      R-S, Residential Suburban to R-12, Single-Family Residential</p>	27	Approval	Denial 8/23/17	Denial 8/28/17	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Will be a traditional neighborhood development</li> <li>• REWA is extending its lines to here</li> <li>• Will provide a stub out to the tract to the north</li> <li>• Intend to use cluster development standards</li> <li>• \$200,000 to \$300,000 homes</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Opposed to rezoning</li> <li>• Five Forks is an excellent place to live and wants to preserve this area</li> <li>• Growth for this area is projected at 12% in the next 5 years</li> <li>• Infrastructure is lacking in this area</li> <li>• Wants a land development plan for this area</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Mother of two</li> <li>• Morning battle to take kids to school</li> <li>• Aggressive driving because of traffic</li> <li>• Environmental concerns</li> <li>• Improve tree ordinance</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Phillips McCall Road is a blind curve</li> <li>• A lot of accidents in this area</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> 3 Present</p> <p><b>Against:</b> 9 Present</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban, is 69.29 acres of property located on Anderson Ridge Road approximately 1.8 miles east of the intersection of South Bennetts Bridge Road and Woodruff Road. The parcel has approximately 950 feet of frontage along Anderson Ridge Road and 3,050 feet of frontage along Phillips McCall Road. Floodplain is present along the southwestern portion of the subject site and electrical lines run through the southern portion of the subject site. The</p>					

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	<p>applicant is requesting to rezone the property to R-12, Single-Family Residential.</p> <p>The applicant states the proposed land use is for a residential subdivision.</p> <p>The subject site is located in an area of Greenville County that is mainly single-family residential dwellings. Staff is of the opinion that the requested rezoning to R-12, Single-Family Residential is similar to surrounding developments in this area. The requested rezoning is also consistent with the Greenville County Image Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>
<b>GCPC</b>	<p>At the August 23, 2017 Planning Commission meeting the Commissioners denied the requested rezoning to R-12, Single-Family Residential. The applicant contacted staff after the Public Hearing with an amendment to his original request. The amendment was for an R-15 zoning classification. The Planning Commission is not able to amend a request; however, they may forward the request with a recommendation of amending. The Planning Commission did not recommend the requested amendment to R-15.</p>