

Zoning Docket from September 17, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-57	Roberta Ambrose Hurley Henderson Gap Road 0535010102500 R-S, Residential Suburban to R-15, Single-Family Residential	18	Approval	Approval 9-26-18	Approval 10-1-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 17, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Rezoning to put 4 houses on the property • 1,200 to 1,300 sqft houses • 1 floor with attached garages • Sewer is available • Townhome development planned to the south of the property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>There are no new road improvements planned for this area. As of January 2018 Henderson Gap Road was averaging 574 vehicle trips per day. Part of the subject site is located in the floodplain and abuts the City of Greer.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-S, Residential Suburban, is 1.7 acres of property located on Henderson Gap Road approximately 1.2 miles southeast of the intersection of Suber Road and Brushy Creek Road. The parcel has approximately 400 feet of frontage along Henderson Gap Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p> <p>The applicant states the proposed land use is for residential housing – affordable housing or workforce housing.</p> <p>CONCLUSION:</p> <p>The subject site is surrounded by R-15, Single-Family Residential zoning to the north, west and east. The surrounding land uses consist of single-family residential, vacant land and a church. Staff is of the opinion the requested rezoning to R-15, Single-Family Residential is consistent with the surrounding zoning and land uses. Staff believes rezoning this parcel would have minimal impact on the surrounding area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>					