

**Zoning Docket from January 14, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-05	Paul J. Harrison, Bluewater Civil Engineering for Douglas F. & Wanda S. Clark W. Georgia Road and Sullivan Road 0585010100603, 0585010100604 and 0585010100606 R-S, Residential Suburban to R-12, Single-Family Residential	26	Approval	Denial 1/23/19	Approval 2/4/19	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Not to exceed the 3.6 units per acre</li> <li>• Has sewer, water and fire letter</li> <li>• Rosewood Communities is the intended developer and they do full yard maintenance and extensive landscaping</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Two lots away on West Georgia Road</li> <li>• Traffic jams during the morning and at night</li> <li>• Concerns of crime and drag racing</li> <li>• Likes the existing zoning because it bring a better quality of people</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b> The <u>South Greenville Area Plan</u> identifies the site as <i>Suburban Residential</i>, appropriate for densities of 3 to 4 units per acre. The R-12 category proposed allows a density of 3.6 units per acre. No new road improvements are planned for this area.</p> <p><b>SUMMARY:</b> The subject parcel zoned R-S, Residential Suburban, is 31.64 acres of property located on West Georgia Road approximately 0.85 miles northeast of the intersection of West Georgia Road and Fork Shoals Road. The parcel has approximately 540 feet of frontage along West Georgia Road and 785 feet of frontage along Sullivan Road. The 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 single family detached residential development.</p> <p><b>CONCLUSION:</b> The subject site is surrounded by single-family residential with R-S, Residential Suburban, R-7.5 and R-12, Single-Family Residential zoning. Staff is of the opinion that rezoning the subject site would be consistent with the existing land uses and surrounding zoning. The subject site is also consistent with the South Greenville Area Plan recommending 3 to 4 units per acre.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					

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<b>GCPC</b>	At the January 23, 2019 Planning Commission meeting the Commission members voted to deny the request due to the current zoning of R-S being more suitable for the surrounding area.
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