

Zoning Docket from July 19, 2021 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
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| CZ-2021-58 | Randy Scott Cannon of Piedmont Partners, LLC for Piedmont Partners, LLC Old Pelzer Rd, Taylor Rd, Old Greenville Road, Piedmont Hwy, Interstate 185 and Interstate 185 On/Off Ramp 0609050101700 R-S, Residential Suburban District to R-12, Single-Family Residential District | 26 | Approval | Denial 7-28-21 | Held 8-16-21 Approval 9-20-21 | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Proposing a single-family residential development • Building on the northern side only • Couple of options to extend sewer and still working through the process <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Discussed concerns with doubling density • Doesn't want the property clear cut, but concerned with topography and that clear cutting would happen • Concerned with traffic issues for this area and the proposed density • Concerns with available schools <p>List of meetings with staff: none</p> | | | | | <p>Petition/Letter For: None</p> <p>Against: 2 – Letter 261 - Petition</p> |
| Staff Report | <p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood and Industrial</i>. Floodplain is present on the overall site. There is one school located within one mile of the site: Trinity Christian Academy. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and is 70.36 acres of land located on Old Pelzer Rd, Taylor Rd, Old Greenville Road, Piedmont Hwy, Interstate 185 and Interstate 185 On/Off Ramp, and is approximately 0.28 miles south-west of the intersection of Bracken Road and Piedmont Hwy. The parcel has approximately 2,998 feet of frontage along Interstate 185, 269 feet along Piedmont Hwy, 311 feet along Old Greenville Road, 698 feet along Old Pelzer Road, 334 feet along Taylor Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-S, Residential Suburban is located along Taylor Road is a two-lane county-maintained residential road, Old Pelzer Road is a two-lane state-maintained collector road, Old Greenville Road is a two-lane county-maintained residential road, Piedmont Hwy is a two-lane state-</p> | | | | | |

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| | <p>maintained arterial road, and Interstate 185 is a four-lane state-maintained arterial road. Staff is of the opinion that a successful rezoning to R-12, Single-Family Residential would be an appropriate zoning classification for this parcel due to the immediate access to major thoroughfares. Additionally the R-12 Zoning Classification will align with the Greenville County Comprehensive Plan which designates this area as Suburban Neighborhood.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p> |
| GCPC | <p>At the July 28, 2021 Planning Commission meeting the Commission Members voted 5-4 to recommend denial to the requested rezoning to R-12, Single-Family Residential, citing concerns over sewer availability and accessibility.</p> |
| P&D | <p>At the August 16, 2021 Planning and Development Committee meeting, the Committee approved the request of the applicant to Hold this docket until the September 20, 2021 Committee meeting.</p> |
| P&D | <p>At the September 20, 2021, the Planning and development Committee meeting, the Committee voted to approve the rezoning request to R-12 citing the close proximity to the interstate and that the proposed rezoning is appropriate for that area.</p> |