

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-101	Eric Hedrick of TCC Venture, LLC for Don Hawthorne of Huff & Hawthorne LP, and Carol P. Hawthorne W Georgia Rd and Fork Shoals Rd 0584020100600 (portion) R-S, Residential Suburban District to R-12, Single-Family Residential District	25 and 28	Denial	Denial 10-27-21	Denial 11-1-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> Currently developing Garrison Grove FRD to the east and Cedar Shoals which is zoned R-12, Single-Family Residential District to the north Several R-12, Single-Family Residential and similar density projects in the immediate area Proposed subdivision is tucked behind the commercial areas along both road frontages and the acreage that the current property owner will retain A TIS has already been conducted by the developer and discussed the warranted recommendations by SCDOT There will be interconnectivity with the adjacent R-12, Single-Family Residential Cedar Shoals development <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></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Living, Floodplain, and Suburban Mixed Use</i>. The subject property is also part of the South Greenville Area Plan, where it is designated as <i>Transitional Residential</i>. Floodplain is present on the site. There is one school located within one mile of the site: Brashier Middle College Charter School. The property is 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 115.87 acres of land located on W. Georgia Rd. and Fork Shoals Rd. and is approximately 0.73 miles west of the intersection of W. Georgia Rd. and Fork Shoals Rd. The parcel has approximately 110 feet of frontage along W. Georgia Rd. 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 a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane,</p>					

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	<p>State-maintained arterial road, and Fork Shoals Road, a two-lane, State-maintained collector road. Staff has concerns with the density and scale of the area requested to be rezoned in conjunction with a rezoning request of similar acreage and density on an adjacent parcel without specific plans; points of ingress/egress and connectivity; and inconsistencies with the Future Land Use Map and South Greenville Area Plan.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential.</p>
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