

### Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2021-102</b>	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 C-3, Commercial District	28	Denial	Denial 10-27-21	Denial 11-1-21	
<b>Public Comments</b>	<b>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</b> <u>Speakers For:</u> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>Initially thought about residential in this area, but then realized that commercial uses would provide opportunities for the residential that is under construction and being proposed</li> <li>There will be interconnectivity with adjacent commercial parcels</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>Family has owned the land in question for 200 years and have decided to release some for development</li> </ul> </li> </ol> <u>Speakers Against:</u> None <b>List of meetings with staff:</b> None					<b>Petition/Letter</b> <u>For:</u> None <u>Against:</u> None
<b>Staff Report</b>	<b>ANALYSIS</b> The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u> , where it is designated as <i>Rural Living</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. <b>SUMMARY</b> The subject parcel is zoned R-S, Residential Suburban and is 11.89 acres of land located on W. Georgia Rd. and Fork Shoals Rd. and is approximately 0.18 miles north and 0.14 miles west of the intersection of W. Georgia Rd. and Fork Shoals Rd. The parcel has approximately 423 feet of frontage along W. Georgia Rd and 772 feet of frontage along Fork Shoals Rd. The applicant is requesting to rezone the property to C-3, Commercial. The applicant states that the proposed land use is commercial. <b>CONCLUSION</b> The subject parcel, zoned R-S, Residential Suburban, is located along West Georgia Road, a two-lane, State-maintained arterial road, and Fork Shoals Road, a two-lane, State-maintained collector road. Staff is of the opinion that though there is commercial zoning at the intersection of these two thoroughfares, a successful rezoning to C-3, Commercial would further extend commercial development along these predominantly residential roads. Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial.					