

Zoning Docket from October 18, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-103	Eric Hedrick of TCC Venture, LLC for Tracey S. Coleman and Donald H. Hawthorne W Georgia Rd 0584020100601 R-R1, Rural Residential District to R-15, 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"> • Site is partially covered by the Huff Creek Watershed 2) Engineer <ul style="list-style-type: none"> • Working on developing in and around the flood zone • Will be accessed by the adjacent proposed single-family residential area that is being requested to rezoned to R-12, Single-Family Residential District • Property has a Soil and Water Conservation Easement <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</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>Suburban Mixed Use, Floodplain, and Water Body</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 are two schools located within one mile of the site: Brashier Middle College Charter School and Woodmont High 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-R1, Rural Residential and is 149.6 acres of land located on W. Georgia Rd. and is approximately 0.74 miles west of the intersection of W. Georgia Rd. and Fork Shoals Rd. The parcel has approximately 632 feet of frontage along W. Georgia Rd. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p> <p>The applicant states that the proposed land use is single-family residential.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-R1, Rural Residential, is located along West Georgia Road, a two-lane, State-maintained arterial 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; potential adverse impacts on the Huff Creek Watershed; 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-15, Single-Family Residential.</p>					