

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-22	John Beeson, Mark III Properties, Inc. for Martha Diane Hubbard and Rebecca Lynn White 846 and 900 Fairview Road 0566010102900 R-S, Residential Suburban to R-10, Single-family Residential	26	Approval	Approval 4-22-20	Approval 5-4-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> Site been on market for some time because of site challenges; proposing to use southeast corner of site for development and remainder as open space; TIS completed – no improvements needed for Fairview Rd; requested higher zoning fits with <i>Plan Greenville County</i>; 120 units <p><u>Speakers Against:</u></p> <p>1) none</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 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 Neighborhood</i>. Floodplain is present along the northern border of the site, and though there are no known historic resources on the site, there are some areas with significant stands of trees, along with a pond and a creek on the site. In addition, overhead power lines bisect the site. There are no schools located nearby. Additionally, the property is not along a bus route, nor are there any sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 1.16 acres of property located on Fairview Road approximately 1.3 miles south of the intersection of Fairview and Harrison Bridge roads. The subject parcel has 1,210 feet of road frontage along Fairview Road. The applicant is requesting to rezone the property to R-10, Single-family Residential.</p> <p>The applicant states that the proposed land use is for a Single-family Residential Subdivision.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, designated as <i>Suburban Neighborhood</i>. Areas with this designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. Additionally, the Comprehensive Plan suggests that these areas may be suitable for a density of 3 to 5 dwelling units per acre. This rezoning request for R-10, Single-family Residential is in line with this ideal density, as R-10 permits a maximum density of 4.4 dwelling units per acre.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-10, Single-family Residential.</p>					
GCPC	At the April 22, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to R-10, Single-family Residential.					

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P&D	At the May 4, 2020 Planning and Development Committee Meeting, P&D Committee recommended approval of the requested rezoning to R-10, Single-family Residential.
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