

**Zoning Docket from August 17, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-54	Rodney E. Gray of Gray Engineering Consultants Inc. for Mark III Properties, LLC Furr Road 0609040100500 R-S, Residential Suburban to FRD, Flexible Review District	26	Approval with condition	Approval with condition 8-26-20	Approval with condition 8-31-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>Surrounding Zoning is R-12 &amp; R-15 which has similar densities as being proposed.</li> <li>Northern portion is to be completely untouched.</li> <li>Buffer will be provided.</li> <li>Landscaping will be provided both inside and outside of the subdivision.</li> <li>Providing 50' ROW and funding to improve Furr Road.</li> <li>Will connect to adjacent neighborhood.</li> </ul> <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> <li>Road is inconsistently wide and only between 17-18' not 24'</li> <li>Road currently services 5 subdivisions and cannot handle more vehicles.</li> <li>Furr Road has a significant blind spot.</li> <li>Does not fit character of area.</li> <li>Too many homes are being proposed – too dense.</li> <li>No community outreach meetings were held.</li> </ul> <p><b>List of meetings with staff: 6-23-20</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 506 – petition 1 – letter</p>
Staff Report	<p><b>ANALYSIS</b></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 on the site, and there are no known significant or cultural resources on this site; however the property is part of the South Greenville Area Plan which is designated as Transitional Residential and Rural Residential. There is one school located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned R-S, Residential Suburban is 51.84 acres of property located on Furr Road, The parcel is approximately 0.79 miles southeast of the intersection of Piedmont Gold Course Rd and Furr Road. The parcel has approximately 1600 feet of frontage along Furr Road. The applicant is requesting to rezone the property to FRD, Flexible Review District.</p> <p>The applicant states that the proposed land use is Single-Family Residential Development.</p> <p><b>CONCLUSION</b></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>. This future land use is intended for “residential subdivisions of medium lot homes with relatively uniform housing types and densities.” The parcels surrounding the proposed rezoning request are both vacant land, unzoned, and residential subdivisions. The maximum density of 2.5 units per acre is less than the designated density of the Plan Greenville County Character Area – Suburban Neighborhood, however, is within the density outlined by the</p>					

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	<p>South Greenville Area Plan.</p> <p>Despite being less than the density defined by Plan Greenville County – Suburban Neighborhood, Staff is of the opinion that this request aligns with the comprehensive plan and future land use of a suburban neighborhood. With a successful rezoning, this parcel will be compliant with the South Greenville Area Plan and will further compliment the Plan Greenville County Comprehensive Plan than the current R-S zoning district. The proposed development will have to meet the following conditions:</p> <ol style="list-style-type: none"><li>1. Submit a Final Development Plan for review and approval before submitting for any Land Development or Building Permits.</li></ol> <p>Based on these reasons, staff recommends approval of the rezoning request to Flexible Review District with the aforementioned condition.</p>
<b>GPC</b>	<p>At the August 26, 2020 Planning Commission meeting, the Commission voted to approve the applicant's request to rezone the property to FRD, Flexible Review District with the aforementioned condition.</p>
<b>P&amp;D</b>	<p>At the August 31, 2020 Planning and Development Committee meeting, the Committee voted to approve the applicant's request to rezone the property to FRD, Flexible Review District with the aforementioned condition.</p>