

ZONING DOCKETS FROM MARCH 4, 2013 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-2	Reichert Consulting, LLC 499 Blacks Drive R-20 to FRD 0540040102200 (portion)	22	A	A on 1/23/13 Returned to P and D Committee 2-27-13 With a request for additional citizen input	Returned to Planning Commission for further public input 2-4-13 3-4-13 Approved with conditions (see below)	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Submitting an FRD so the community knows what they are getting (2) Project meets density of Imagine Greenville County Future Land Use Map (3) More housing of this type is needed for the area (4) Will buffer as desired in the rear by homeowners (i.e. fence) and has included an additional setback from Dove Tree <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Concerned about traffic (2) Precedent setting for remaining large tracts (3) Density is not appropriate (4) Woodland habitat will be reduced (5) Drainage and sewer concerns (6) Safety of road is already a concern 					<p>Petition/Letter</p> <p>For – PowerPoint</p> <p>Against – Petition (300+), density handout</p>
Staff Report	<p>The subject property is in a suburban residential area primarily characterized by single-family homes and subdivisions. The <i>Imagine Greenville County Comprehensive Plan</i> designates these parcels as Residential Land Use 2, which proposes future densities of 3-6 units per acre. The Statement of Intent and Concept Plan for the proposed FRD, Flexible Review District, show a density of a maximum of 4 units per acre therefore complying with the Future Land Use Plan. One of the objectives of the plan is to encourage infill development in areas with existing infrastructure and future improvement plans. In addition, the site plan for the project complies with the standards for FRD, Flexible Review District. For these reasons, Staff recommends approval of the rezoning request.</p>					
P and D 2-4-13	<p>The Committee members voted to return the item to the Planning Commission for further public input. The Committee members suggested the developer and citizens in the area get together to discuss the concerns of the citizens and attempt to work out a solution which could be satisfactory to all. The public input will be heard at the February 27, 2013 Planning Commission meeting.</p>					
GCPC 2-27-13	<p>The Planning Commission allowed for additional public input and also received from the Developer a letter stating the applicants request was amended to allow for a density of 54 units rather than the original 75 units. After some discussions the Commission members voted to return the item to the Planning and Development Committee with a request for additional public input.</p>					
P and D 3-4-13	<p>The Planning and Development Committee approved the applicants request as amended to 54 units rather than 75 units and to reserve an appropriate portion of the property as shown to be undeveloped on the concept plan to remain undisturbed unless necessary for stormwater management and a walking trail.</p>					