

**ZONING DOCKETS FROM SEPTEMBER 16, 2013 PLANNING AND DEVELOPMENT  
COMMITTEE MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2013-32</b>	Chip Fogleman Log Shoals Road R-S to R-12 M006030101000 and 0573020101601 (portion)	28	A	A	A	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Will be Phase 2 of Shoally Ridge, tie into existing roads and create a new exit</li> <li>(2) Cluster development with homes priced from \$190,000 to \$235,000</li> <li>(3) Public water and sewer are available and they will tie in to existing storm water basin</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) Current resident of Shoally Ridge enjoys looking at the field</li> <li>(2) Not opposed, just concerned</li> </ul>					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
<b>Staff Report</b>	<p>The Imagine Greenville County Future Land Use Map designation for this area is Residential Land Use 2, or 3-6 units per acre. This request is for R-12, a density of 3.6 units per acre. While the majority of properties in this area are zoned R-S and as such, require over double the minimum lot size of the proposed zoning classification, the area has transitioned since the time of zoning to a denser pattern of development. Although the uses are not changing significantly between the two districts, staff is of the opinion the requested zoning is appropriate and the change in density is suitable for the area. Based on the aforementioned reasons, staff is of the opinion the request is appropriate at this location and recommends approval.</p>					