

ZONING DOCKETS FROM SEPTEMBER 25, 2013 GC[C MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-41	Eric Hedrick Smith Hines Road R-S and PD to PD (Major Change) 0547030105505 and 0547030105400	28	A w/ conditions	A without Conditions allowing up to 187 units	A as amended to allow 172 units	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2013 were:</p> <p><u>Speakers For</u> (1) Would like to add units to project</p> <p><u>Speakers Against</u> (1) Too much traffic already on road (2) Subdivisions to the south are against it (3) People already disobey traffic laws and use this as a cut through to Woodruff Road and Miller Road</p>					Petition/Letter For – Against –
Staff Report	<p>This area is characterized by single-family residential uses. The rezoning for development of townhomes on this property was contingent upon completion of a turning lane into the development. While this has not been possible due to right of way constraints, a widening of the road was completed and approved by Greenville County Roads and Bridges. However, adding 76 units is not an acceptable density increase without a turning lane. However, there is currently only one entrance and exit into the property and adding the property currently zoned R-S would permit an additional emergency access point for the development. This is desirable and the small number of units that can be placed on this property is acceptable given these circumstances. However, the second area of new development to the south at the current location of the planned amenities area will create a development that is too dense for this area given the current traffic situation and also eliminate the planned amenities area that was approved as part of the original concept plan. Based on the aforementioned reasons, staff is of the opinion of the request is appropriate at this location and recommends approval with the following conditions:</p> <p>1. Adding additional units, limited to 38 units, or half of the proposed addition, is acceptable on the piece of property currently zoned R-S provided the emergency access is provided in the area shown.</p>					
GCPC	The Planning Commission approved the applicants request without the staff's suggested conditions. Allowing the applicant up to 187 units.					