

**ZONING DOCKETS FROM DECEMBER 2, 2013 P AND D 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-2013-48</b>	David Sarkela E. Coleman Road, Roberts Circle and River Road R-S to R-15 0534010100800 (portion)	21	Approval	Approval	Approval	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 18, 2013 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant intends to construct a subdivision with approximately 11 homes.</li> <li>Nice, flat location that is perfect for homes; lots between 0.25- and 0.33-acre. Value of homes will be comparable to those in the neighborhood.</li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>Needs to stay S-1. Coleman Road is deteriorating, cannot handle additional traffic. Adjacent proposal for PD was denied recently.</li> <li>Road is narrow. Would rather see County improve road ahead of additional development.</li> </ol>					Petition/Letter  For: None  Against: None
<b>Staff Report</b>	<p>The subject parcel is undeveloped and located in a small pocket of Residential Suburban (R-S) zoning. Many of the properties within the immediate area are zoned for either higher residential densities (i.e., R-20, R-12, R-M10, R-M20, and PD) or greater commercial intensities (i.e., O-D, NC, and S-1). In addition, the closest property in the City of Greer is zoned Industrial (I-1), which is the equivalent to the County's Industrial (I-1) district.</p> <p>Rezoning to the R-15 zoning district would be consistent with the future land use classification of the Imagine Greenville Comprehensive Plan (Residential Land Use 2). Staff recognizes this area of the County will continue to develop, as exemplified by this rezoning application. Staff also recognizes the subject site directly abuts property that is zoned S-1. This nonresidential district was intended to provide an appropriate transition between commercial and industrial districts.</p> <p>Based on the aforementioned reasons, staff recommends approval of the request to rezone to R-15; however, ultimately, a higher residential zoning designation would have been preferred given the transitional nature of the area, in conjunction with the mix of existing (and allowable) land uses within the immediate vicinity of the subject site.</p>					