

**Zoning Docket from August 15, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-49	Eric Hedrick for TCC Venture LLC, Townes at Cardinal Creek HOA, and Goldjin Company Inc. 225 Smith Hines Road 0547030105505 & 0547030105603 R-12, Single-Family Residential and PD, Planned Development to R-M9, Multifamily Residential and PD, Planned Development (Major Change)	28	Approval	Approval	Approval	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 15, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• R-M9 portions developed as a group development</li> <li>• Private drives</li> <li>• Approximately 46 additional homes</li> <li>• Access onto Smith Hines Road</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> June 28</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p>The subject parcels are 23.3 acres of property located on Smith Hines Road approximately 1.2 miles south of the intersection of I-385 and Woodruff Road. The parcel has approximately 530 feet of frontage along Smith Hines Road.</p> <p>The requested R-M9, Multifamily Residential is intended for one-family, two-family, and multiple-family dwellings. The Towns at Cardinal Creek Development to the north is approved for up to 172 townhomes. There are currently 119 townhomes built in the Planned Development.</p> <p>The applicant is proposing a major change at The Towns of Cardinal Creek to add an access drive to connect to the adjacent subject parcel. The applicant states that the R-M9 is intended to be an extension of The Towns of Cardinal Creek Planned Development, and will consist of 22 additional townhomes similar to those within the Planned Development.</p> <p>The applicant states the proposed land use is for single-family residential townhomes to match adjacent subdivision.</p> <p>The requested rezoning is an extension of the existing Towns at Cardinal Creek development and aligns with the original density of townhomes approved within the Planned Development. It is staff's opinion that this rezoning would have a minimal impact to surrounding properties. The requested residential density is supported by the Greenville County's Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the rezoning request to R-M9, Multifamily Residential and PD, Planned Development, Major Change.</p>					