

Zoning Docket from October 15, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-62	<p>Emmie Rose Peden, John Keith Woods, Denise N. Bruner (Surv), Brian C. Woods (Surv), Frances D. Woods, Revocable Trust, Louk Living Trust, James & Pearl Barton, Jessie Ellis Barton, Herman & Sheri Wingruber, Jenifer Newton Ladwig, David L. & Terri L. Kelly, Gilley Kyle c/o Upstate Greenery Inc., H. Wright Holland, III, James R. & Debra C. Davis, William F. & Jeanette C. Harnesberger and Larry B. Coker c/o Harnesberger Revocable Trust</p> <p>Fairview Road, Peden Road, McKittrick Bridge Road, Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road, Slatton Shoals Road, McKelvey Road and Reedy Fork Road</p> <p>0564010100801, 0564020101100, 0569020101200, 0569020101201, 0569020101202, 0569020101207, 0569010101605, 0569010102400, 0569010102401, 0569010102500, 0587010100809, 0587010100814, 0587010101100, 0587010101101, 0587030101302, 0587030101303 0587030101300, 0587030101301 and 0587030101304</p> <p>Unzoned to R-R3, Rural Residential</p>	26	Approval	Approval 10-24-18	Approval 11-5-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 15, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Lived in Greenville for the past 35 years • Previously came before the board in 2017 for the 7,700 acres zoning • Want to guide development in this area • Development is on its way to this area <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Community Meeting 8/16/2018</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject parcels are part of the Southern Greenville McKelvey Road/Reedy River Area Contiguous add on known as Area 18, adopted March 2018. There was a recently adopted text amendment to Section 3:2.3B number 5 of the Greenville County Zoning Ordinance, allowing properties (for a period of up to six months after the effective adoption date of an area zoned by petition) to apply for initial zoning if they</p>					

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were contiguous. All subject parcels requesting zoning are contiguous properties to the recently adopted Area 18.

SUMMARY:

The subject parcels are unzoned with 341.63 acres of property located on Fairview Road, Peden Road, McKittrick Bridge Road, McKittrick Bridge Road, Ext., Dean Woods Road, Hopkins Road, Hillside Church Road, Terry Road, Slatton Shoals Road, McKelvey Road and Reedy Fork Road located below Highway 418. These parcels are a part of the Southern Greenville County Citizens for the McKelvey Road/Reedy River Area as Contiguous Add-Ons for Area 18. The parcels have approximately 1,360 feet of frontage along Reedy Fork Road, 1,300 feet of frontage along Hopkins Road, 2,415 feet of frontage along McKelvey Road, 500 feet of frontage along Slatton Shoals Road, 1,320 feet of frontage along Terry Road, 730 feet of frontage along McKittrick Bridge Road, 3,500 feet of frontage along McKittrick Bridge Road Extension, 500 feet of frontage along Dean Woods Road, 580 feet of frontage along Hillside Church Road and 600 feet along Fairview Road. The applicant is requesting to rezone the property to R-R3, Rural Residential.

The applicant states the proposed land use is for residential, farms, farm land, and landscape nursery.

CONCLUSION:

The subject parcels are surrounded Unzoned, R-R1 and R-R3, Rural Residential zoning with single-family residences, farm land, vacant wooded land and the occasional church. Staff is of the opinion that the requested zoning of R-R3, Rural Residential is consistent with the surrounding zoning and land uses. The subject parcels are also consistent with Imagine Greenville Comprehensive Plan and comply with Section 3:2.3B of the Greenville County Zoning Ordinance.

Based on these reasons staff recommends approval of the requested zoning to R-R3, Rural Residential.