

Zoning Docket from May 20, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-37	Mark Nyblom, Rosewood Communities, Inc. for Timothy Ray Cox, Raymond Mark Cox, Ronald B. and Andrea C. Styles Dusty Lane 0548020100705, 0548020100707, 054802010711, & 0548020100704 R-S, Residential Suburban and C-3, Commercial to R-15, Single-Family Residential	27	Approval	No recommendation 5-22-19 (4-4 vote)	Held 6-3-19 Denial 9-16-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2019 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Site is 17.83 acres • New zoning allows up to 51 units, only doing 41 units at 2.9 units per acre • Incorporates Dusty Lane re-alignment and agrees to widening • Water, sewer, and utilities are approved • Single-story product with extensive landscaping • 300K to 350K per house • Fenced development with fenced detention ponds • Will do road improvements in the future • The area is desirable and wants to do a well thought out plan <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Resident <ul style="list-style-type: none"> • Woodruff Road used to be quiet • Concerns about safety and traffic 2) Resident <ul style="list-style-type: none"> • There is not adequate infrastructure • Opposed to development 3) Resident <ul style="list-style-type: none"> • Development will drive out wildlife 4) Resident <ul style="list-style-type: none"> • Straight rezoning allows duplexes • There could be a lot more homes than what is presented • An FRD with a more concrete plan should be considered 5) Resident <ul style="list-style-type: none"> • Wants a good product • Two entrances into the subdivision are needed 6) Resident <ul style="list-style-type: none"> • Thinks alternative options should be considered 					<p>Petition/Letter For: None</p> <p>Against: 15 Present 7 Petitions 13 Emails</p>

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	<p>7) Resident</p> <ul style="list-style-type: none"> • Need left turn lanes • Put a brake on development <p>List of meetings with staff: None</p>	
<p>Staff Report</p>	<p>ANALYSIS: Dusty Lane is a two-lane County-maintained local road that dead ends along the subject parcel. There are also no transit services in this area. Additionally, floodplain is not present on this parcel.</p> <p>SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 20.19 acres of property located on Dusty Lane approximately .75 miles east of the intersection of Woodruff Road and Batesville Road. The parcel has approximately 1,100 feet of frontage along Dusty Lane. The applicant is requesting to rezone the property to R-15, Single-family Residential.</p> <p>The applicant states the proposed land use is for single-family residential detached homes.</p> <p>CONCLUSION: The subject site is located off of Dusty Lane, a two-lane County maintained road with a dead end. The site is currently surrounded by single-family residential, a warehouse and a fire station. Staff is of the opinion the requested rezoning to R-15, Single-Family Residential is consistent with the surrounding residential zoning and land uses, and is also consistent with the <u>Imagine Greenville</u> Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>	
<p>GCPC</p>	<p>At the May 22, 2019 Commission meeting the Commissioners were at a tie vote, with one Commissioner recusing himself. The Commission decided to forward the request with no recommendation.</p>	
<p>Staff Report</p>	<p>At the May 31, 2019 the applicant requested that docket CZ-2019-37 be placed on hold until a future rezoning docket is submitted.</p>	
<p>P&D Committee</p>	<p>At the June 3, 2019 Planning and Development meeting the Committee members voted to hold docket CZ-2019-37 per the applicant's request.</p>	