

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-49	Philip R. Dean McCall Road and Bannerbrook Drive 0574010102716, 0574010102718 R-S, Residential Suburban to R-15, Single-Family Residential	28	Approval	Approval 8-26-20	Held 8-31-20 Approval 9-14-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> • R-15 request is the same as the adjoining parcel. • Existing pond and home will be incorporated into proposed development. • Future Land Use calls for Suburban Mixed-Use which designates a density greater than they are requesting. <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> • Traffic safety concerns due to infrastructure, speed limit, and traffic counts. • Land typography not suitable for construction vehicles. • Construction noises will be a nuisance and change the characteristics the current rural nature sounds. • Proposing too many homes. • Natural Beauty and screening will be destroyed, they would like the screening between subdivisions to be preserved. • Citizens need to be able to review development plan. • Violates the lifestyle and characteristics of the area. <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 2 letters</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site; however the rear of the property does contain a significantly wooded area, along with a pond. There are additionally no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-S, Residential Suburban is 45.3 acres of property located on McCall Road, The subject site is approximately 1.2 miles northwest of the intersection of W. Georgia Road and N. Moore Road The subject site has approximately 1,925.8 feet of frontage along McCall Road and approximately 35 feet of frontage along Bannerbrook Drive. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for Single-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject site is included in the <u>Plan Greenville County</u> Comprehensive Plan, designated as <i>Suburban Mixed-Use</i>. This future land use designation allows for a variety of single-family and multi-</p>					

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	<p>family building types. Housing types in these areas are expected to be designed as a cohesive, connected neighborhood rather than isolated subareas. Primary uses for these areas are listed as regional or neighborhood commercial office, institutional, or mixed-use residential, with secondary uses listed to include townhomes.</p> <p>While the Comprehensive Plan designates this parcel as <i>Suburban Mixed-Use</i> the surrounding area is made up of larger and smaller lot residential developments. Additionally, R-15 zoning is adjacent to the subject parcels and the Future Land Use of <i>Suburban Neighborhood</i> is in the immediate area. The proposed density is in keeping with this Future Land Use.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>
GCPC	<p>At the August 26, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for R-15, Single-family Residential.</p>
P&D	<p>At the August 31, 2020 Planning and Development Committee meeting, the Committee members voted to hold this rezoning request..</p> <p>At the September 14, 2020 Planning and Development Committee meeting, the Committee members voted to recommend approval of this rezoning request.</p>