

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCP REC.	P&D REC.	COUNCIL ACTION
CZ-2020-52	Rodney E. Gray of Gray Engineering Consultants, Inc. for Andrew Bryan McGeachie and Michael Allen McGeachie Parsons Road 05620220100201 R-S, Residential Suburban to R-15, Single-Family Residential	26	Denial	Denial 8-26-20	Denial 8-31-20	
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"> • Large area will be preserved allowing for open space. • Will be developed on both sides of the road with 2 egress points on each side of Parsons Road. • Has two creeks on either side of the property. • REWA is looking to add a pump station to serve the area. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</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 Neighborhood</i>. Floodplain is present on the site, and there are no known significant or cultural resources on this site; however the property does contain significantly wooded areas. 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 139.2 acres of property located on Parsons Road and is approximately 0.19 miles north of the intersection of Parsons Road and Hwy 418. The parcel has approximately 2,750 feet of frontage along Parsons Road. 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 a Single-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. Properties with this future land use designation are generally shaped by residential subdivisions of medium-lot homes with relatively uniform housing types and densities. The primary uses noted for these areas are single-family detached and single-family attached housing, with small-scale apartment buildings, civic and institutional facilities, and neighborhood parks as secondary uses. This future land use designation also allows for a gross density of 3 to 5 dwelling units per acre.</p> <p>Staff is of the opinion that despite the requested rezoning to R-15, Single-family Residential which allows for 2.9 dwelling units per acre, which is similar to the density suggested by the future land use designation, the adjacent land uses and existing infrastructure are not compatible with this request.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-family Residential.</p>					

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GCPC	At the August 26, 2020 Planning Commission meeting, the Commission members voted to recommend denial of the applicant's request for R-15, Single-family Residential.
P&D	At the August 31, 2020 Planning and Development Committee meeting, the Committee members voted to recommend denial of the applicant's request for R-15, Single-family Residential.