

Zoning Docket from February 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-19	Ryan James Peiffer of Hughes Investments for Beech Tree, Inc. Old Grove Road 0406000100400 (portion) I-1, Industrial District To R-12, Single-family Residential District	26	Approval	Held 2-24-21 Approval 3-24-21	Approval 4-5-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant – Engineer <ul style="list-style-type: none"> • Wants to rezone the back half to R-12 • Old Grove Road is more residential in nature • Request meets the Comprehensive Plan Future Land Use of Suburban Neighborhood • Keeps other half of property as industrial • Working with a traffic engineer 2) Applicant <ul style="list-style-type: none"> • Works with Meritage Homes • Is focused on addressing traffic issues in the area 3) Applicant <ul style="list-style-type: none"> • Property was not desirable to buyers for industrial uses • More attractive to residential buyers • Will offer a quiet, peaceful development 4) Applicant <ul style="list-style-type: none"> • Was approached by multiple buyers for residential • Meritage Homes will offer a quality product <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Resident <ul style="list-style-type: none"> • Too many cars on Old Grove Road • Old Grove Road can't handle any more traffic • Road is too narrow • Has concern about overcrowding at Grove Elementary • Has concern about increase in crime • Does not want trees to be clear cut • Does not like cookie-cutter homes <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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, Mixed Employment Center</i> and <i>Floodway</i>. Floodplain is present on the site. One school is located within one mile of the site: Grove Elementary. The property is not along a bus route. There are also no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject portion of a parcel is zoned I-1, Industrial and is 152.174 acres of land located on Old Grove Road, and is approximately 0.38 miles north of the intersection of Old Grove Road and Bracken</p>					

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	<p>Road. The subject parcel has approximately 3,728 feet of frontage along Old Grove Road. The applicant is requesting to rezone the property to R-12, 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 parcel, zoned I-1, Industrial, is located along Old Grove Road, a State-maintained Residential Collector Road. Due to site limitations, the current zoning of I-1, Industrial may be difficult to develop on this site. Staff is of the opinion that a successful rezoning to R-12, Single-family Residential would be consistent with much of the residential density in the area and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-family Residential.</p>
GCPC	Per the request of the applicant, Planning Commission voted to hold the docket for one month.