

**Zoning Docket from March 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-22	Eric Hedrick for JBP Investment Properties, LLC Fork Shoals Road 0584020100503 S-1, Services District To R-12, Single-family Residential District	28	Approval	Approval 3-24-21	Approval 4/5/21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 15, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Also owns approximately 60 acre R-12 tract to the south, which is currently going through the subdivision process.</li> <li>• Wants to combine these 15 acres with the 60 acres for a subdivision.</li> <li>• Would buffer between the leftover S-1 that would be remaining</li> <li>• Is consistent with zoning in area, as there are a number of R-12 sites in the area.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within a mile of the site, Brashier Middle College Charter School.</p> <p><b>SUMMARY</b></p> <p>The subject parcel, zoned S-1, Services, has approximately 159 feet of frontage along Fork Shoals Road. The parcel is approximately 0.51 miles north of the intersection of West Georgia Road and Fork Shoals Road. The property is not along a bus route and there are no sidewalks along the subject property. The applicant states that the proposed land use is for a single-family residential development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned S-1, Services, is located along Fork Shoals Road, a two-lane State-maintained collector road. 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 zoning to R-12, Single-family Residential.</p>					