

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-85	Bill Fitzgerald of Beverage South, Inc. dba Pepsi Cola of Greenville for Beverage South, Inc. Crestwood Dr, Crestwood Forest Dr, and Central Ct 0441000100700 (portion) R-15, Single-Family Residential District to R-10, Single-Family Residential District	23	Approval	Approval 9-22-21	Approval 10-4-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Parcel is a portion of a parcel where the remaining is zoned S-1 • Out of the acreage being requested, only about 9 acres is buildable due to floodplain • Surrounding parcels are currently zoned R-10 • Driveway access will come off of Crestwood Dr. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>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>Floodplain, Open Space, and Suburban Neighborhood</i>. Floodplain is present on the site. There is one school located within one mile of the site: Hampton Park Christian School. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-15, Single-Family Residential and is 12.79 acres of land located on Crestwood Dr., Crestwood Forest Dr., and Central Ct., and is approximately 0.58 miles northeast of the intersection of Poinsett Hwy. and N Pleasantburg Dr. The parcel has approximately 532 feet of frontage along Crestwood Dr., 1,008 feet of frontage along Crestwood Forest Dr., and 36 feet of frontage along Central Ct. The applicant is requesting to rezone the property to R-10, 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 R-15, Single-Family Residential, is located along Crestwood Drive, a two-lane, State-maintained collector road; Crestwood Forest Drive, a two-lane, County-maintained residential road; and Central Court, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential would be consistent with surrounding land uses and density 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-10, Single-Family Residential.</p>					