

Zoning Docket from November 14th, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-104	Steven Raymond Daniel of SRD Constructions and Development Corp. for John W. Farr and Jeanna W. Farr of Williams Farr Family Living Trust, Janet Elaine Farr Parnell, Valerie F. Flynn, and Harry E. Farr Jr. 16 Hunts Bridge Rd. and Hunts Bridge Rd., Greenville, SC 29617 B010000200100, B010000200106, B010000200107 R-10, Single-Family Residential District to R-6, Single-Family Residential District	19	Approval	Approval 11-16-22	Denial 12-5-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14th, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • The proposed subdivision will encompass three parcels consisting of approximately 30 acres • The current zone allow for 132 residences and the proposed zone will allow for 87 additional units • Discussed the increase of the real estate taxes on the parcels in question • Would bring jobs to this area with the development 2) Property owner <ul style="list-style-type: none"> • Was raised on the subject parcels • Would like to see a good development on the property that family has owned since early 1900's • Surrounded by multifamily residential zoned parcels and commercial zoned parcels <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 30 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood and Transitional Corridor</i>. The subject property is part of the <u>Berea Community Plan</u>, where it is designated as <i>Medium Density Residential and Commercial/Office</i>. • Hunts Bridge Road is a five-lane State-maintained minor arterial road. The parcel has approximately 259 feet of frontage along Hunts Bridge Road. The parcel is approximately 0.06 miles south of the intersection of Hunts Bridge Road and Sulphur Springs Road. The parcel is approximately 0.09 miles north of the intersection of Hunts Bridge Road and 					

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Highway 183. The property is along bus route 502. There are sidewalks along the property. Floodplain is present on one parcel and adjacent to two parcels on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Berea Elementary and Berea High.

- The applicant is requesting to rezone the property to R-6, Single-Family Residential District. The applicant is proposing Single-Family Attached Residential.

CONCLUSION and RECOMMENDATION:

The subject parcels, zoned R-10, Single-family Residential, are located on Hunts Bridge Road, a five-Lane State-maintained minor arterial road. The parcels are mostly designated as Medium Density Residential in the Berea Community Plan, which recommends 4 to 8 units per acre. Staff is of the opinion that the requested rezoning to R-6, Single-Family Residential District, would allow a density which is consistent with the Berea Community Plan.

Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-family Residential.