

Zoning Docket from April 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-027	Sherra Lynn Snipes for Jerry Milton Snipes, Sr. 2014 & 2016 Fork Shoals Rd. & Reedy Fork Rd. 0583020101205, 0583020101302, and 0583020101100 R-S, Residential Suburban District to R-12, Single-Family Residential District	25	Approval	Approval 4/26/23	Approval 5/1/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 17th, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Agent for Applicant <ul style="list-style-type: none"> • Proposing a residential detached subdivision • Already has a TIS completed and will be doing some upgrades to Fork Shoals Rd. • The proposed development is consistent with the community plans <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: None</p> <p>Against: 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 18.83 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Suburban Residential</i>. • Fork Shoals Road is a two-lane, State-maintained collector road. The parcels have approximately 284 feet of frontage along Fork Shoals Road. Reedy Fork Road is a two-lane, State-maintained collector road. The parcels have approximately 55 feet of frontage along Reedy Fork Road. The parcel is approximately 0.25 miles north of the Fork Shoals Road and I-185 Interchange. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Robert E. Cashion Elementary - Greenville. • The applicant is requesting to rezone the property to R-12, Single-Family Residential District. The applicant is proposing Single-Family Residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcels zoned R-S, Residential Suburban District are located along Fork Shoals Road, a two-lane State-maintained collector road and Reedy Fork Road, a two-lane State-maintained collector road. Staff is of the opinion that while the proposed density does not align with the Future Land Use of the Comprehensive Plan, it does, however, align with the density of the South Greenville Area Plan. The proposed zoning will also be consistent with nearby zoning and densities.</p>					

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	Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.
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