

**Zoning Docket from September 18<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-064	Waverly Wilkes of Gray Engineering Consultants for Dianne Dooley 2808 Forks Shoals Rd. & Talley Scott Rd., Piedmont, SC 29673 0584010101400 R-S, Residential Suburban District to R-12, Single-Family Residential District	28	Approval	Approval 9/27/2023	Approval 10/2/23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 18, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant                             <ul style="list-style-type: none"> <li>• Will be working with SCDOT to meet all requirements</li> <li>• Sewer will be provided from the back of the property through an easement</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> Signatures –</p> <p><b>Against:</b> Signatures –</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 49 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Rural Living</i>. The subject property is part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Transitional Residential</i>.</li> <li>• Fork Shoals Road is a two-lane, State-maintained Collector road. Talley Scott Road is a one-lane, County maintained Residential Road. The parcel has approximately 1,115 feet of frontage along Fork Shoals Road. The parcel has less than a foot of frontage along Talley Scott Road. The parcel is approximately 0.66 miles northwest of the intersection of Fork Shoals Road and West Georgia Road. The property is not along a bus route. There are no sidewalks in the area.</li> <li>• Floodplain is not currently present although the site does contain a drainage feature or blue line that is not identified as FEMA SFHA/Floodplain, it could be incorporated in the future. Mitigated development is recommended for the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to R-12, Single-Family Residential District. The applicant is proposing Single-Family Residential Development.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></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 Talley Scott Road, a one-lane County-maintained Residential road. Staff is of the opinion that requested density and zoning district is consistent with Single-Family Residential Developments in the area and will not have an adverse impact on adjacent properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.</p>					