

**ZONING REPORT
STAFF REPORT TO THE GREER PLANNING COMMISSION
MONDAY, JANUARY 11, 2016**

DOCKET: AN 2016-02

APPLICANT: Nancy Cox

PROPERTY LOCATION: East Gap Creek & Country Club Road

TAX MAP NUMBER: 0536010105705 & 0536010104000

EXISTING ZONING: Unzoned, Greenville County

REQUEST: R-12, Single Family Residential

SIZE: 17.5 acres

**COMPREHENSIVE PLAN
RECOMMENDATION:** Residential Land Use 3 Community

ANALYSIS: AN 2016-02

AN 2016-02 is an annexation and zoning request for 17.5 acres of vacant wooded property & open pasture containing a single family dwelling located at the intersection of Country Club Road and E. Gap Creek Road in Greenville County. This general area close to the northern Greer City limits is a combination of vacant land, single-family residential development and other uses such as both the Greer High and Greer Middle Schools, and the Greer Country Club Golf Course along with the City of Greer Country Club Recreation Facilities.

Surrounding land use and zoning include:

Single-family residential development unzoned in Spartanburg and vacant land zoned R-12, Single-family Residential in the City of Greer to the north;
Single-family Residential development and vacant land unzoned in Greenville County, and the Greer Country Club Golf Course, unzoned in Spartanburg County to the east;
The Country Club Crossing subdivision zoned R-7.5 Single-family residential and Country Club Recreation Facilities in the City of Greer to the south; and
A single-family dwelling unzoned in Greenville County, and Greer High School and Middle School zoned R-S, Residential Suburban in the City of Greer to the west.

Both the City of Greer and Greenville County Comprehensive Plans recognize this area and specifically this property for medium to high density residential development. The proposed R-12 zoning is in keeping with medium density recommendation and would be compatible with surrounding residential development.

STAFF RECOMMENDATION: APPROVAL

ACTION – AN 2016-02

Motion made by Mr. Hopper to approve, seconded by Mr. Martin

Motion carried 5-0