

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-80	Gray Engineering Consultants, Inc. for Sally R. Haas St. Albans School Rd 0584010101605 R-S, Residential Suburban to R-12, Single-Family Residential District	28	Denial	Denial 9-22-21		
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> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Twenty acre parcel that has R-12 zoning near the subject site and R-M to the south • States that this would be closer to 63 lots after meeting development requirements • Have reached out to a traffic engineer even though a TIS is not required • Planned to be more of a high-end community • Will meet the requirements for residential buffering where applicable • Sewer is near, but not on site; will work to bring it to the subject parcel but will need easement(s) • There will be one main entrance depending on site easements • Will utilize the option for a variance on widening the one entrance instead of a second entrance • Homes will range from the \$300,000 - \$500,000 <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Lives below subject parcel • Current zoning allows for development while keeping the rural character of this area • This area was once a dairy farm • Families in this area have chosen to live a farm lifestyle and the proposed rezoning does not meet this 2) Citizen <ul style="list-style-type: none"> • Concerns with increase in traffic on the small rural road that will conflict with current tractors • Traffic from nearby residential subdivisions use St. Albans School Rd. as a cut-through • Does not want to lose the rural land 3) Citizen <ul style="list-style-type: none"> • Has major concern with cars leaving the one entrance and how that will cause them concern 4) Citizen <ul style="list-style-type: none"> • Farms surrounding land and has concerns with the environmental impacts on surrounding parcels 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 28 - present</p>

Zoning Docket from September 20, 2021 Public Hearing

	<ul style="list-style-type: none"> • Wants to preserve the natural land • Road is too narrow for two passing vehicles <p>5) Citizen</p> <ul style="list-style-type: none"> • Concerned with rain and runoff from the subject parcel to surrounding parcels • Does not want additional traffic <p>List of meetings with staff: 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>Rural Living</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Brashier Middle College Charter School. The property is also 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-S, Residential Suburban and is 20.40 acres of land located on St. Albans School Rd, and is approximately 0.13 miles west of the intersection of Standing Springs Road and St. Albans School Road. The subject parcel has approximately 464 feet of frontage along St. Albans School Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for Single-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-S, Residential Suburban is located along St. Albans School Road is a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-12, Single-Family Residential is not appropriate for the area due to the existing infrastructure and further is not supported by the Plan Greenville County Comprehensive Plan, which designates this area as Rural Living.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential.</p>	

Zoning Docket from September 20, 2021 Public Hearing

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-80

APPLICANT: Gray Engineering Consultants, Inc. for Sally R. Haas

PROPERTY LOCATION: St. Albans School Rd

PIN/TMS#(s): 0584010101605

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-12, Single-Family Residential

PROPOSED LAND USE: Single-Family Residential Development

ACREAGE: 20.40

COUNCIL DISTRICT: 28 – Tripp

Zoning Docket from September 20, 2021 Public Hearing

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family
East	R-S	Single-Family
South	R-S	Vacant Land
West	R-S	Vacant Land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer – Not Available.

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Living*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	20.4	34 units
Requested	R-12	3.6 units/acre		73 units

A successful rezoning would allow for 39 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

St. Albans School Road is a two-lane county-maintained residential road. The parcel has approximately 464 feet of frontage along St. Albans School Road. The parcel is approximately 0.13 miles west of the intersection of Standing Springs Road and St. Albans School Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate vicinity.

Zoning Docket from September 20, 2021 Public Hearing

CULTURAL AND ENVIRONMENTAL:

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: Brashier Middle College Charter School.

CONCLUSION:

The subject parcel zoned R-S, Residential Suburban is located along St. Albans School Road is a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-12, Single-Family Residential is not appropriate for the area due to the existing infrastructure and further is not supported by the Plan Greenville County Comprehensive Plan, which designates this area as Rural Living.

STAFF'S

RECOMMENDATION:

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

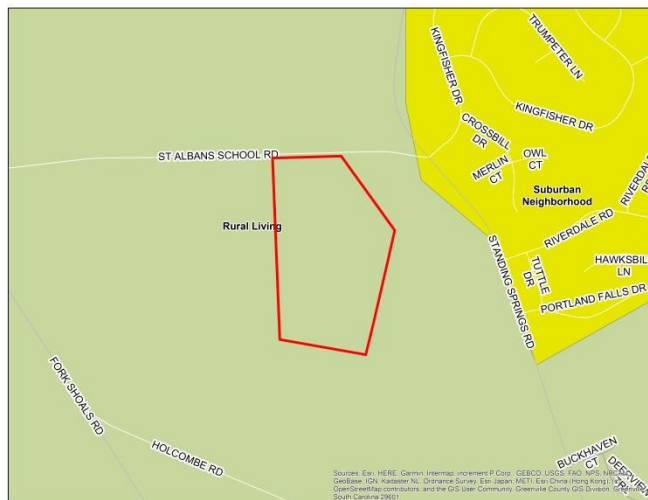
Zoning Docket from September 20, 2021 Public Hearing



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map