

**Zoning Docket from January 10, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-002	Gray Engineering Consultants, Inc. for Sally R. Haas St. Albans School Rd. 0584010101605 R-S, Residential Suburban District to R-15, Single-Family Residential District	28	Denial	Denial 1-26-22	Denial 1-31-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 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>• Intends to provide high end homes</li> <li>• Water and sewer will be provided</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>• Concerns for traffic and lack of infrastructure</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• Does not believe the rural character of the area is being protected</li> <li>• Current zoning compliments the area</li> <li>• Lack of runoff control would impact surrounding homes</li> <li>• Concerns for traffic</li> </ul> </li> <li>3) Citizen <ul style="list-style-type: none"> <li>• Wants to keep farm life in the area</li> </ul> </li> <li>4) Citizen <ul style="list-style-type: none"> <li>• Concerns of water run off damaging agricultural areas</li> <li>• Wants to preserve the character of the area</li> </ul> </li> <li>5) Citizen <ul style="list-style-type: none"> <li>• The property should be left as R-S</li> <li>• Concerns for traffic and area speeding</li> <li>• Rural character of the area should be preserved</li> </ul> </li> </ol> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter For:</b> Letter – 1</p> <p><b>Against:</b> Letter – 1 Petition – 17</p> <p><b>At meeting:</b> In favor – 1 In opposition – 13</p>
Staff Report	<p><b>ANALYSIS</b></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>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Suburban Residential</i>. Floodplain is not present on the site. One school is located within one mile of the site: Greenville Technical College – Brashier Campus. The property is not along any bus routes. There are no sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-S, Residential Suburban District and is 20.4 acres of land located on St. Albans School Rd. and is approximately 0.42 miles east of the intersection of Fork Shoals Rd. and St. Albans School Rd. The parcel has approximately 465 feet of frontage along St. Albans School Rd. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p>					

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	<p>The applicant states that the proposed land use is a single-family residential development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel zoned R-S, Residential Suburban is located along St. Albans School Road, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-15, 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-15, Single-Family Residential.</p>
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