

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-014	Alvin Thomas Johnson of Levi Grantham Land Group LLC for Dyrone Derek Moss Griffin Mill Rd. 0584020100100 R-S, Residential Suburban District to R-15, Single-Family Residential District	28	Approval	Approval 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> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Residential subdivision proposed</li> <li>• Approximately 30 units will be on the property</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> Letter – 1</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>Mixed Employment Center, Floodplain, and Suburban Mixed Use</i>. Floodplain is present on the site and there are no schools within one mile of the site. 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 15 acres of land located on Griffin Mill Rd., and is approximately 0.67 miles southwest of the intersection of Interstate 185 and Fork Shoals Rd. The parcel has approximately 560 feet of frontage along Griffin Mill Rd. The applicant is requesting to rezone the property to R-15, Single-Family Residential District.</p> <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 Griffin Mill Rd., a two-lane State-maintained collector road. Staff is of the opinion that while the proposed density for R-15, Single-Family Residential does not align with the Future Land Use of the Comprehensive Plan, the parcel, however, is surrounded by similar zoning and density.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential District.</p>					
P&D	At the January 31, 2022 Planning & Development Committee meeting, the Committee voted to deny the request due to the issues/lack in existing infrastructure.					