

**Zoning Docket from February 14, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-018	Christopher Laney of Southern Investment & Development, LLC for Will-S Limited Partnership, Cheryl and Kenneth Buehring Alex Krirakides III Recovable Trust/Cathy Cannon Recovable Trust & LPA Pelham, LLC 0543020100500 (portion), 0543020100600, 0543020100700, and 0543020100701 R-20, Single-Family Residential District to R-7.5, Single-Family Residential District	22	Approval	Denial 2/23/22	Denial 2/28/22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 14, 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>• Proposing for-sale single-family residential homes</li> <li>• Discussed concerns that came from the 2021 rezoning request that was withdrawn</li> <li>• Discussed the criteria provided in the Comprehensive Plan for the Suburban Neighborhood Future Land Use</li> <li>• Want to use the LDR 13 Traditional Neighborhood Design model for developing this site</li> <li>• Will have homes with alley-fed style lots that are 40'-55' side</li> <li>• Will provide multiple access points into the site from Country Squire Ct. and Hudson Rd. <ul style="list-style-type: none"> <li>○ Hudson Rd. will have right-in/right-out access</li> <li>○ Country Squire Ct. will have full access to utilize the existing traffic signal</li> </ul> </li> <li>• Existing density does not meet the minimum amount for the Suburban Neighborhood Future Land Use</li> <li>• Working to retime the traffic signal at Pelham Rd. and Country Squire Ct.</li> <li>• Discussed traffic counts</li> <li>• Sent letters to surrounding property owners and had neighborhood meetings</li> <li>• Will provide perimeter sidewalks outside the community and internal sidewalks for the proposed lots</li> <li>• Will have a buffer along all external streets that will include a brick wall and vegetation</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>• Very concerned with the traffic situation on County Squire Ct.</li> </ul> </li> </ol>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> Letter - 2</p>

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	<p>and it being the primary ingress/egress for the proposed subdivision</p> <ul style="list-style-type: none"> <li>• Discussed the timing of the existing traffic light at Pelham Rd. and Country Squire Ct.</li> <li>• Concerned that the additional traffic on Country Squire Ct. could be a safety issue</li> <li>• Turning left into the proposed subdivision from Hudson Rd. is not possible with the proposed layout which will require the majority of the traffic coming home to the proposed subdivision to use Country Squire Ct.</li> <li>• There is not an arrow turning left from Pelham Rd. into Country Squire Ct. Traffic backs up in both directions.</li> </ul> <p>2) Citizen</p> <ul style="list-style-type: none"> <li>• Developer/builder of a development near this site</li> <li>• Development of this site would be best for R-10, Single-Family Residential or R-12, Single-Family Residential</li> </ul> <p>3) Citizen</p> <ul style="list-style-type: none"> <li>• The proposed development will not be compatible with surrounding home size and cost</li> <li>• The proposed subdivision should not access Hudson Rd. and instead should access Pelham Rd.</li> <li>• Should remain as R-20, Single-Family Residential</li> </ul> <p>4) Citizen</p> <ul style="list-style-type: none"> <li>• Watched Pelham Rd. continue to be developed</li> <li>• Fought to keep this specific area along Pelham Rd. to remain larger lot single-family residential.</li> <li>• Discussed issues with kids going to school</li> </ul> <p>**There were 4 people standing in favor at the meeting**  **There were 19 people standing in opposition at the meeting**</p> <p><b>List of meetings with staff:</b> None</p>	
<p><b>Staff Report</b></p>	<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>Suburban Neighborhood</i>. Floodplain is not present on the site. There are three schools located within one mile of the site, New Life Christian Academy, Pelham Road Elementary, and Sonshine Learning Center. The property is along a bus route, Route 509, and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-20, Single-Family Residential and is 11.20 acres of land located on Hudson Rd. and Pelham Rd. and is approximately 0.07 miles northwest of the intersection of Pelham Road and Roper Mountain Rd. Extension. The parcel has approximately 601 feet of frontage along Pelham Road, 649 feet of frontage along Hudson Road and 67 feet of frontage along Country Squire Court. The applicant is requesting to rezone the property to R-20, 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 parcels zoned R-20, Single-Family Residential are located along Pelham Rd., a four-to-six-lane State-maintained Minor Arterial road, Hudson Rd., a two-to-five-lane State-maintained Major Collector, and Country Squire Ct., a two-lane County-maintained residential road. Staff is aware that</p>	

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	<p>the proposed density does not align with the allotted density of the Future Land Use; however, this site has frontage/access on arterial and major collector roads, as well as, access provided at signalized intersections. With that, Staff is of the opinion that a successful rezoning to R-7.5, Single-Family Residential would permit a residential development adjacent to other residential areas and provide a more diverse variety of housing.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.</p>
<b>GCPC</b>	<p>At the February 23, 2022 Planning Commission meeting, the Commission voted to deny the rezoning request to R-7.5, Single-Family Residential District due to concerns with increased density ad traffic and the lack of a compelling reason to change from the existing R-20, Single-Family Residential District.</p>
<b>P&amp;D</b>	<p>At the February 28, 2022 Planning and Development Committee meeting, the Committee voted to deny the requested rezoning to R-7.5, Single-Family Residential due to concerns with increased density.</p>