

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-015	Paul Harrison of Blue Water Civil Design, LLC for Brooks A. Henderson Jr., Susan C. Henderson, Ronald C. Cox, Shirley C. Long, Christopher Henderson & Cynthia Henderson Woodruff Rd. 0548020100802, 0548020100803, & 0548020100800 (portion) R-S, Residential Suburban District to R-12, Single-Family Residential District	27	Approval	Approval 1-26-22	Held 1-31-22 Approval 2-28-22	
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>• Fits within the surrounding area existing zoning and the future land use map</li> <li>• Existing sewer will be available</li> <li>• Price point of proposed homes would be in the mid-400,000s</li> <li>• Fits the definition of a suburban neighborhood</li> </ul> </li> <li>2) Applicant <ul style="list-style-type: none"> <li>• Targeted home to retirees and empty nesters</li> <li>• Traffic impact is minimal due to the targeted demographic</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>• Adding a cut through road would elevate traffic</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• Traffic concerns</li> <li>• Concerned with high density</li> </ul> </li> <li>3) Citizen <ul style="list-style-type: none"> <li>• Traffic and infrastructure concerns</li> <li>• Concerned with noise and the reduction of open space in the area</li> </ul> </li> <li>4) Citizen <ul style="list-style-type: none"> <li>• The Woodruff Road expansion stops and narrows before this development making left turns difficult</li> </ul> </li> </ol> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> Letter – 16 Petition – 146</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>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>					

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	<p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-S, Residential Suburban District and is 22 acres of land located on Woodruff Rd., and is approximately 0.35 miles southwest of the intersection of Woodruff Rd. and South Bennetts Bridge Rd. The parcel has approximately 185 feet of frontage along Woodruff Rd. The applicant is requesting to rezone the property to R-12, 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-S, Residential Suburban are located along Woodruff Rd., a two-lane State-maintained arterial road. Staff is of the opinion that while the proposed density does not align with the Future Land Use of the Comprehensive Plan, it does, however, align with the density of the Five Forks Area Plan. The proposed zoning will also be consistent with surrounding zoning and densities.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential District.</p>
<b>P&amp;D</b>	At the January 31, 2022 Planning & Development Committee meeting, the Committee voted to hold this docket for one month to allow the applicant the opportunity to meet with the community.