

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-024	Roger Clinkscales of SVN Blackstream for Wayne Blake 104 Huff Dr. 0248000202201 R-15, Single-Family Residential District to R-12, Single-Family Residential District	25	Approval	Approval 3-23-22	Denial 4-4-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 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>• Had a previous rezoning application that was Administratively Withdrawn</li> <li>• Current property owners wish to reside in the home on site</li> <li>• Changed their plan to allow for a lower density that was previously presented</li> <li>• Will provide 2 points of access with one of them being emergency access only</li> <li>• Will propose open space for greater recreational opportunities</li> <li>• Would like around 67 units</li> </ul> </li> <li>2) Citizen                             <ul style="list-style-type: none"> <li>• The proposed development will be have an impact on this area and will help bring development that can support</li> <li>• Need more housing opportunities</li> </ul> </li> <li>3) Citizen                             <ul style="list-style-type: none"> <li>• Parent of the property owner</li> <li>• Wants to see a development that can accommodate areas for children to play</li> <li>• Huff Dr. does need to be redone to accommodate the amount of foot traffic</li> <li>• Growth is coming and this area is appropriate</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>• Currently the director of the Staunton Bridge Rd. Community and opposed development in this area</li> <li>• Nothing in the plans to widen the road</li> <li>• Not against selling the property, but is against over-development of the property</li> <li>• Huff Drive cannot accommodate the traffic that will come with the development</li> </ul> </li> </ol> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</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>Suburban Neighborhood</i> and <i>Rural Corridor</i>. Floodplain is not present on the site and</p>					

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

	<p>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-15, Single-Family Residential District and is 24.84 acres of land located on Huff Dr. and Stevenson Ln. is approximately 0.78 miles southwest of the intersection of Staunton Bridge Rd. and White Horse Rd. (Hwy. 25). The parcel has approximately 517 feet of frontage along Huff Dr. and 45 feet of frontage along Stevenson Ln. 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 parcel, zoned R-15, Single-Family Residential, is located on Huff Drive, a two-lane County-maintained local road and Stevenson Lane, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning of R-12, Single-Family Residential is consistent with surrounding land uses as well as the Future Land Use Map.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>
<b>P&amp;D</b>	<p>At the Planning and Development Committee meeting, the Committee voted to deny the rezoning request for R-12, Single-Family Residential due to issues with existing infrastructure, and that the proposed subdivision can be accomplished in the existing zoning designation.</p>