

**Zoning Docket from May 16, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-051	John Castile of Greenville County Redevelopment Authority for Greenville County Redevelopment Authority Clay St., Emory St., & Rutherford Rd., Greenville, SC 29609 0175000909002, 0175000915500, 0175000909102, 0175000909011, 0175000909101, 0175000909200, 0175000909010, 0175000909300, & 0175000909400 R-7.5, Single-Family Residential District to R-6, Single-Family Residential District	23	Approval	Approval 5-25-22	Approval 6-6-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Proposing to construct detached single-family residential units that may include duplex units</li> <li>• Want to provide affordable and mixed-income housing opportunities</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> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>.</li> <li>• Rutherford Rd. is a four-to-five lane State-maintained Arterial road. The parcels have approximately 472 feet of frontage along Rutherford Rd. Clay St. is a two lane County-maintained residential road and the parcels have approximately 158 feet of frontage along Clay St. Emory St. is a two-lane County maintained residential road and the parcels have approximately 195 feet of frontage along Emory St. The property is along bus route 505 and there are sidewalks along the subject property.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Stone Academy is located approximately 0.9 miles from the site.</li> <li>• The subject parcels are zoned R-7.5, Single-Family Residential include 1.9 acres of land located at Clay St., Emory St., &amp; Rutherford Rd. The parcels have approximately 472 feet of frontage along Rutherford Rd., 158 feet of frontage along Clay St., and 195 feet of frontage along Emory St. The applicant is requesting to rezone the property to R-6, Single-Family Residential.</li> <li>• The applicant states that the proposed land use is single-family residential.</li> </ul>					

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**CONCLUSION and RECOMMENDATION**

The subject parcel zoned R-7.5, Single-Family Residential is located along Rutherford Rd., a four-to-five lane State-maintained Arterial road; Clay St., a two lane County-maintained residential road; and Emory St., a two-lane County maintained residential road. The requested rezoning aligns with the Plan Greenville County Comprehensive Plan, which designates this area for Traditional Neighborhood. Additionally, the requested rezoning will only allow for two additional dwelling units than allowed under the current zoning. With that, Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential would not have an adverse impact on the area.

Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-Family Residential.