

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-013	Erin Means Mellen for Elaine Means Haugabook & Erin Means Mellen Old Bramlett Rd and Frady Rd. B001000100200 & 0238010100200 S-1, Services District to R-15, Single-Family Residential District	19	Approval	Approval 1-26-22	Held 1-31-22 Held 2-28-22 Held 4-4-22 Held 5-2-22 Denial 7-18-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Intend to build a residential subdivision • Enlisted traffic and environmental engineers • Proposing 2.3 units per acre <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Concerns for 515 houses in an already congested area • Concerns about home value in the proposed area and the surrounding area 2) Citizen <ul style="list-style-type: none"> • Concerns for traffic and infrastructure • Doesn't want the development right next to her house 3) Citizen <ul style="list-style-type: none"> • Believes a better plan could be proposed <p>3 in favor, 6 in opposition</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: Letter – 2</p> <p>At the meeting: In favor – 3 In opposition – 6</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge & Floodplain</i>. Floodplain is present on the site. One school is located within one mile of the site: Westcliffe Elementary. The property is not along any bus routes. There are no sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services District and is 177.9 acres of land located on Old Bramlett Rd. and Frady Rd. and is approximately 0.30 miles northwest of the intersection of West Blue Ridge Dr. and Old Easley Highway. The parcel has approximately 1225 feet of frontage along Old Bramlett Rd. and 50 feet of frontage along Frady Rd. The applicant is requesting to rezone the property to R-</p>					

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	<p>15 Single-Family Residential District.</p> <p>The applicant states that the proposed land use is a Single-Family Residential Development.</p> <p>CONCLUSION</p> <p>The subject parcel zoned S-1, Services is located along Old Bramlett Rd., a two-lane State-maintained local road and Frady Rd., a two-lane County-maintained local 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 parcels, however, are 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	<p>At the January 31, 2022 Planning & Development Committee meeting, the Committee voted to accept the applicant's request to hold this docket for one month to allow them more time to make necessary revisions and have further discussion with their Councilmember.</p>