

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-002	Gray Engineering Consultants, Inc. for Sally R. Haas St. Albans School Rd. 0584010101605 R-S, Residential Suburban District to R-15, Single-Family Residential District	28	Denial			
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"> • Intends to provide high end homes • Water and sewer will be provided <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Concerns for traffic and lack of infrastructure 2) Citizen <ul style="list-style-type: none"> • Does not believe the rural character of the area is being protected • Current zoning compliments the area • Lack of runoff control would impact surrounding homes • Concerns for traffic 3) Citizen <ul style="list-style-type: none"> • Wants to keep farm life in the area 4) Citizen <ul style="list-style-type: none"> • Concerns of water run off damaging agricultural areas • Wants to preserve the character of the area 5) Citizen <ul style="list-style-type: none"> • The property should be left as R-S • Concerns for traffic and area speeding • Rural character of the area should be preserved <p>List of meetings with staff: None</p>					<p>Petition/Letter For: Letter – 1</p> <p>Against: Letter – 1 Petition – 17</p> <p>At meeting: In favor – 1 In opposition – 13</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>Rural Living</i>. The subject property is also part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Suburban Residential</i>. Floodplain is not present on the site. One school is located within one mile of the site: Greenville Technical College – Brashier Campus. 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 R-S, Residential Suburban District and is 20.4 acres of land located on St. Albans School Rd. and is approximately 0.42 miles east of the intersection of Fork Shoals Rd. and St. Albans School Rd. The parcel has approximately 465 feet of frontage along St. Albans School Rd. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p>					

Zoning Docket from January 10, 2022 Public Hearing

	<p>The applicant states that the proposed land use is a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-S, Residential Suburban is located along St. Albans School Road, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-15, Single-Family Residential is not appropriate for the area due to the existing infrastructure and further is not supported by the Plan Greenville County Comprehensive Plan, which designates this area as Rural Living.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-Family Residential.</p>
--	---



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2022-002

APPLICANT: Gray Engineering Consultants, Inc. for Sally R. Haas

PROPERTY LOCATION: St. Albans School Road

PIN/TMS#(s): 0584010101605

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-15, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 20.4

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There has been one rezoning request: CZ-2021-80, from R-S, Residential Suburban to R-12, Single-Family Residential, which was denied.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S	Single-Family Residential, Church
South	R-S	Vacant land
West	R-S	Vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer – Not Available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Rural Living*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the South Greenville Area Plan, where it is designated as *Suburban Residential*.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	20.4	34.6 units
Requested	R-15	2.9 units/acre		59.1 units

A successful rezoning would allow for 24.5 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

St. Albans School Road is a two-lane County-maintained residential road. The parcel has approximately 465 feet of frontage along St. Albans School Road. The parcel is approximately 0.42 miles east of the intersection of Fork Shoals Road and St. Albans School Road. The property is not along a bus route. There are no sidewalks in the area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

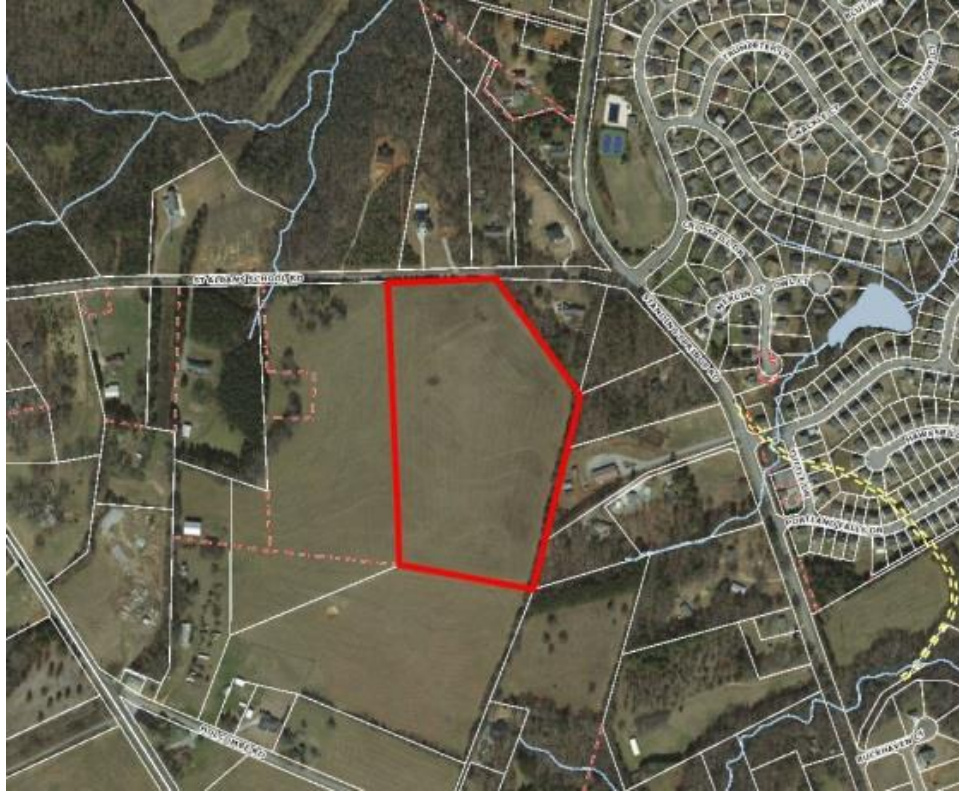
Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Greenville Technical College – Brashier Campus.

CONCLUSION:

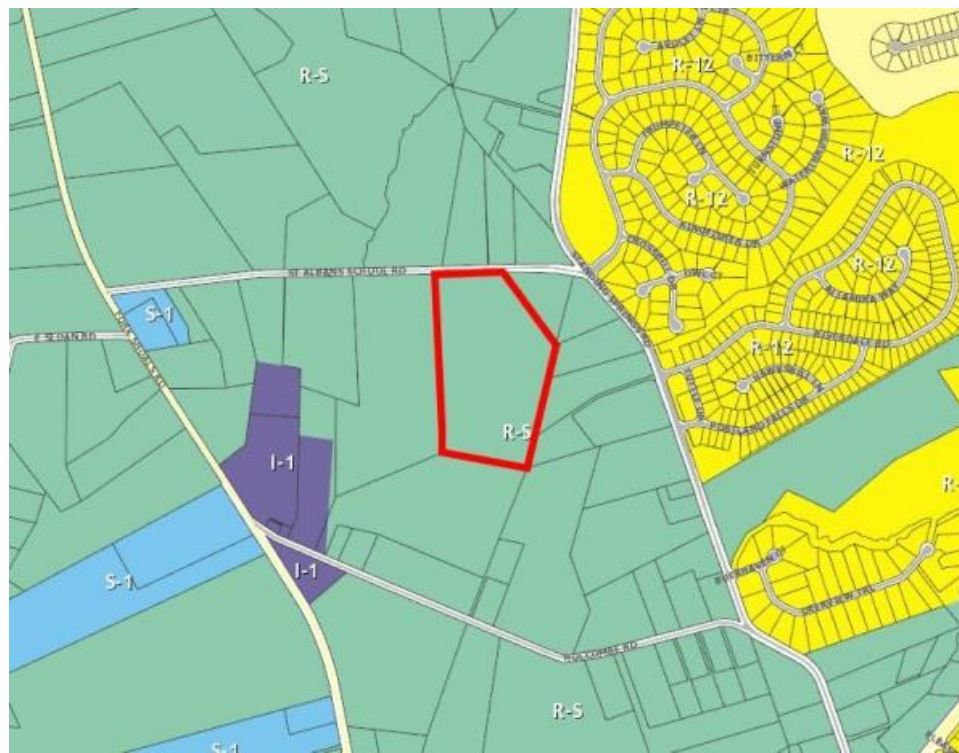
The subject parcel zoned R-S, Residential Suburban is located along St. Albans School Road, a two-lane county-maintained residential road. Staff is of the opinion that rezoning to R-15, Single-Family Residential is not appropriate for the area due to the existing infrastructure and further is not supported by the *Plan Greenville County Comprehensive Plan*, which designates this area as Rural Living.

STAFF**RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-Family Residential.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map