

Zoning Docket from April 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-33	Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for Martyn Harris and Samantha Harris E. Suber Rd. 0529030100100 (portion) R-S, Residential Suburban District to S-1 Services District	21	Approval	Approval 4-28-21	Approval 5-3-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Clients would like to subdivide the parcel to develop a pet grooming and boarding business • There will be an approximate 4,000 sq. ft. building • Adjacent commercial property has signed a petition in favor of this proposed business <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>				<p>Petition/Letter For: Petition - 21</p> <p>Against: None</p>	
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed Employment Center</i> and <i>Floodplain</i>. Floodplain is present on the site. There are three schools located within one mile of the site: Woodland Elementary, Riverside Middle, and Riverside High Schools. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban and is 5.0 acres of land located on E. Suber Rd., and is approximately 0.3 miles east of the intersection of E. Suber Rd. and Hwy. 14. The subject parcel has approximately 200.28 feet of frontage along E. Suber Rd. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for Dog Kennel & Grooming with Outdoor Runs.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along E. Suber Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services, would not have an adverse impact on this area due to similar surrounding zoning classifications and uses and natural buffering from nearby residential areas</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					