

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-39	Chris M. Hill of Scout Realty Group for Silver Hawk, LLC 200 Mill St. 0506060100111 I-1, Industrial District to R-S, Residential Suburban	17	Denial	Approval 5-26-21	Approval 6-14-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Agent <ul style="list-style-type: none"> • Wants to develop large-lot subdivision • Wants to remove split zoning from development parcel 2) Applicant <ul style="list-style-type: none"> • Development will abut future Grace Church property <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</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 Corridor</i>. Floodplain is present on the site. There is one school located within one mile of the site: Ebenezer Academy. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned I-1, Industrial and is 15.88 acres of land located at 200 Mill Street, and is approximately 0.11 miles west of the intersection of Hwy. 276 and New Circle Road. The subject parcel has approximately 1,457 feet of frontage along New Circle Road and approximately 109 feet of frontage along Mill Street. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states that the proposed land use is for a Single-Family Residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned I-1, Industrial, is located along New Circle Road, a two-lane County-maintained residential road, and Mill Street, a two-lane County-maintained residential road. Staff is of the opinion that the existing zoning is appropriate due to parcel's close proximity to Hwy 276 and similar uses in the immediate area. Staff is also of the opinion that a successful rezoning to R-S, Residential Suburban would eliminate the possibility of an industrial use within this industrial area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban.</p>					
GCPC	<p>At the May 26, 2021 Planning Commission Meeting, the Commission voted to recommend approval of the requested rezoning to R-S, Residential Suburban, citing the parcel's close proximity to current residential areas and a general shift from industrial to residential in the surrounding area.</p>					