

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-47	Ben Fuller Poinsett Hwy and Skyland Ave 0439000800200 and 0439000800100 R-7.5, Single-Family Residential District to C-2, Commercial District	19	Denial	Denial 5-26-21	Denial 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> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to zone to commercial so they can sell property • Bought property years ago as an investment and are ready to sell <p><u>Speakers Against:</u></p> <p>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 Comprehensive Plan</u>, where it is designated as <i>Rural Corridor</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Cherrydale Elementary. The property is also along bus route 504 and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-7.5, Single-Family Residential and is 0.5 acres of land located on Poinsett Hwy and Skyland Way, and is approximately 0.6 miles north-west of the intersection of Poinsett Hwy and State Park Road. The subject parcel has approximately 164 feet of frontage along Poinsett Hwy and approximately 142 feet of frontage along Skyland Ave. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for commercial.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-7.5, Single-Family Residential, is located along Poinsett Hwy, a State-maintained Arterial Road and Skyland Ave, a County-maintained Residential Road. While staff realizes this parcel fronts Poinsett Hwy featuring a mix of commercial and residential uses, Staff is of the opinion that the uses allowed in C-2, Commercial are too intensive for the residential area immediately behind this subject property.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning C-2, Commercial.</p>					