

**Zoning Docket from May 17, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-48	Jamie McCutchen of David Floyd for Roman Phillip Jaskin Neely Ferry Rd 0574020101003 R-S, Residential Suburban District to S-1, Services District	28	Approval	Approval 5-26-21	Approval 6-14-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> <li>• Owner is a consumer electric vehicle company</li> <li>• Seeking to expand existing operations on the adjacent property</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: none</b></p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Mixed-Use</i>. Floodplain is not present on the overall site. There are three schools located within one mile of the site: Plain Elementary, Word of Life Christian School, and Simpsonville Elementary. The property is also not along bus route and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-S, Residential Suburban and is 4.37 acres of land located on Poinsett Hwy and Skyland Way, and is approximately 0.41 miles north of the intersection of W. Georgia Road and Neely Ferry Road. The subject parcel has approximately 247 feet of frontage along Neely Ferry Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use to allow for the expansion of an existing business.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Neely Ferry Road, a State-maintained Collector Road. A successful rezoning to S-1, Services would achieve the applicant's goals allowing for an expansion of an existing business. Staff is of the opinion that the proposed use and location will not be a detriment to the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					