

Zoning Docket from August 16, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-71	Michael S. Bishop of Maybi Baby, LLC for Maybi Baby, LLC 95 Beeco Rd G006000301300 S-1, Services District to I-1, Industrial District	18	Approval	Approval 8-25-21	Approval 9-20-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 16, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Currently a site contractor and wants to be able to recycle material • Anything recycled will go back to the development site • Cannot see the stockpiling of material from the road <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> • None <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>Industrial</i>. Floodplain is not present on the overall site. No schools are located within one mile of the site. 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 S-1, Services and is 18.59 acres of land located on Beeco Rd, and is approximately 0.21 miles south of the intersection of Beeco Rd and Suber Mill Rd. The subject parcel has approximately 791 feet of frontage along Beeco Rd. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states that the proposed land use is for the addition of concrete and asphalt recycling on site.</p> <p>CONCLUSION</p> <p>The subject parcel zoned S-1, Services is located along Beeco Road is a two-lane county-maintained residential road. Staff is of the opinion that a successful rezoning to I-1, Industrial would not have an adverse impact on the area, due to existence of multiple other industrially-zoned properties in the vicinity. Additionally the I-1 Zoning Classification will align with the Greenville County Comprehensive Plan which designates this area as Industrial.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.</p>					