

**Zoning Docket from January 23<sup>rd</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-001	Mahendra Persaud for JBP Investment Properties, LLC Fork Shoals Road 0584020100505 R-S, Residential Suburban District to S-1, Services District	28	Approval	Approval 1/25/23	Approval 2/6/23	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 23<sup>rd</sup>, 2023 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Recently purchased the property and would like to just have access to the property.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> Petition – 8</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately .57 acres.</li> <li>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Living</i>.</li> <li>Fork Shoals Road is a two-lane State-maintained collector road. The parcel has approximately 83 feet of frontage along Fork Shoals Road. The parcel is approximately 0.53 miles north of the intersection of Fork Shoals Road and West Georgia Road. The property is along bus route 502. There are sidewalks along the property.</li> <li>Floodplain is not present on the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Greenville Technical College-Brashier Campus.</li> <li>The applicant is requesting to rezone the property to R-S, Residential Suburban District. The applicant is proposing a driveway to his existing business.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject parcel zoned R-S, Residential Suburban is located along Fork Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent with adjacent uses and give adequate access to the existing business located at 2860B Fork Shoals Road.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					