

**Zoning Docket from April 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-14	Raymond P. and Sue S. Clement 125 Oak Place 0529030100100 (portion) R-S, Residential Suburban to I-1, Industrial	21	Approval	Approval 4-22-20	Approval 5-4-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Wants to straighten out property line</li> </ul> <p><u>Speakers Against:</u> 1) None</p> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. Floodplain is present on the overall parcel, but not with the subject portion of a parcel. Additionally, the overall parcel consists of a significant stand of trees and a large pond. There are three schools located near this site: Woodland Elementary, Riverside Middle, and Riverside High. The property is also not along a bus route, and there are no sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject portion of a parcel zoned R-S, Residential Suburban is 0.11 acres of property located on Oak Place approximately 0.3 miles southwest of the intersection of Highway 14 and E. Suber Road. The subject portion of a parcel has 50 feet of frontage along E. Suber Road. The applicant is requesting to rezone the property to I-1, Industrial.</p> <p>The applicant states that the proposed land use is for Boat, Trailer, and RV Storage.</p> <p><b>CONCLUSION</b></p> <p>This portion of the parcel is designated within the <u>Plan Greenville County Comprehensive Plan</u> as <i>Mixed Employment Center</i>, which allows for some industrial uses, such as advanced manufacturing.</p> <p>Beyond this future land use designation, this particular request works in tandem with CZ-2020-15, in which a similar area of land is proposed to be rezoned back to R-S, Residential Suburban, as a land swap. The intent of the applicant in doing this is to straighten the property lines and fix a split-zone issue that this property has. Because of this, there will be no expansion of the current uses on site.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial.</p>					
GCPC	At the April 22, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to I-1, Industrial.					
P&D	At the May 4, 2020 Planning and Development Committee Meeting, P&D Committee recommended approval of the requested rezoning to I-1, Industrial.					