

Zoning Docket from April 20, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-15	Raymond P. and Sue S. Clement 559 E. Suber Road 0528030101709 (portion) I-1, Industrial to R-S, Residential Suburban	21	Approval	Approval 4-22-20	Approval 5-4-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> This request completes the straightening of the property line <p><u>Speakers Against:</u> 1) None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 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>Mixed Employment Center</i>. Floodplain is not present on the site, nor are there any significant environmental or cultural features. There are three schools located nearby: Woodland Elementary, Riverside Middle, and Riverside High. Additionally, there property is not along a bus route, nor are there sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject portion of a parcel zoned I-1, Industrial is 0.62 acres of property located on E. Suber Road approximately 0.3 miles from the intersection of Highway 14 and E. Suber Road. The subject portion of a parcel has no road frontage. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states that the proposed land use is for Single-family Residential.</p> <p>CONCLUSION</p> <p>This portion of the parcel is designated within the <u>Plan Greenville County</u> Comprehensive Plan as <i>Mixed Employment Center</i>, which is geared more towards office parks, certain types of manufacturing, mixed-use and civic/institutional facilities supported by multifamily residential.</p> <p>Despite the request for R-S, Residential Suburban not meeting the intent of this future land use designation, this particular request works in tandem with CZ-2020-14, in which a similar sized portion of a parcel proposed to be rezoned back to I-1, Industrial, 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 R-S, Residential Suburban.</p>					
GCPC	At the April 22, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to R-S, Residential Suburban.					
P&D	At the May 4, 2020 Planning and Development Committee Meeting, P&D Committee recommended approval of the requested rezoning to R-S, Residential Suburban.					