Zoning Docket from September 16th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-058	Ethan Olliff of Site Design, Inc. for Luke Steffensmeier of Mr. Bear Rentals, LLC Furman Hall Rd., Greenville, SC 29609 0174040100405 R-MHP, Residential Manufactured Home Park District to S-1, Services District	23	Approval	Approval 10/2/24	Approval 10/14/24	

Public Comments	**Some of the general comments made by Speakers at the Public Hearing on September 16, 2024 were:** Speakers For: 1. Applicant • This sliver of land was an area that was overlooked with a mass rezoning years ago Speakers Against: None **List of meetings with staff:** N/A	**Petition/Letter** For: Against:
Staff Report	**Below are the facts pertaining to this docket:** • The subject property consists of approximately .21 • The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center.* The subject property is not a part of any area or community plans. • Furman Hall Road is a two-lane, State-maintained major collector road. The parcel has approximately 74 feet of frontage along Furman Hall Road. The parcel is approximately 0.17 miles northeast of the intersection of Furman Hall Road & Poinsett Hwy (US-276). The property is along bus route 503, approximately .2 miles away at the intersection of Furman Hall Road and City heights Courts. There are no sidewalks located adjacent to the parcel. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Cherrydale Elementary is located within one mile of the site. • The applicant is requesting to rezone the property to S-1, Services. The applicant is proposing a landscape business. **CONCLUSION and RECOMMENDATION:** The subject parcel, zoned R-MHP, Residential Manufactured Home Park District, is located along Furman Hall Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services District would not create an adverse impact on surrounding parcels. Additionally, the requested zoning district is consistent with adjacent parcels. Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.	