

Zoning Docket from November 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-78	Earl R. Clark for Alexis Carpio De Jesus 620 Piedmont Highway 0609020100200 (portion) S-1, Services to R-S, Residential Suburban	26	Approval	Approval 11-20-19	Approval 12-2-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 18, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to have a residence on site • Site has always been a residence despite S-1 zoning <p><u>Speakers Against:</u></p> <p>None</p> <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>South Greenville Area Plan</u> and is designated as <i>Transitional Residential</i>. The intent of the <i>Transitional Commercial</i> land use designation is to encourage the majority of the existing single-family residential development that is currently located along Piedmont Highway to remain while also allowing less intense commercial and office development at strategic locations and intersections. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on this parcel.</p> <p>SUMMARY:</p> <p>The subject parcel zoned S-1, Services is 0.9 acres of property located on Piedmont Highway approximately 0.91 miles southwest of the intersection of Piedmont Highway and Interstate 185. The parcel has approximately 280 feet of frontage along Piedmont Highway. The applicant is requesting to rezone the property to R-S, Residential Suburban.</p> <p>The applicant states the proposed land use is for single-family residential.</p> <p>CONCLUSION:</p> <p>The subject site, though bordered on three sides by S-1, Services zoning, is surrounded by either Single-family Residential use, or vacant land. Additionally, the site is designated as <i>Transitional Commercial</i> in the <u>South Greenville Area Plan</u>. The intent of this land use designation is to encourage the majority of existing single-family residential development that is currently located along Piedmont Highway to remain, while also allowing less intense commercial and office development at strategic locations and intersections.</p> <p>The subject site currently permits the use of a single-family residence on site, which is grandfathered. Rezoning to R-S, Residential Suburban would bring this currently non-conforming land use into compliance with the Greenville County Zoning Ordinance’s requirements. Staff believes rezoning this parcel to R-S would have minimal impact on the surrounding community and would be consistent with the zoning and land uses in the area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-S, Residential Suburban.</p>					