

**Zoning Docket from November 16, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-69	Mordecai S. Shore of M.S. Shore Company, Inc. for Jeff and Dorie Fann, 647 Congaree Rd 0543010102100 C-2, Commercial to S-1, Services	24	Approval	Approval 11-18-20	Approval 11-30-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• States project would be granite company headquarters with outdoor product display.</li> <li>• Mentions outreach to surrounding property owners and support from them.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> 4/Petition</p> <p><u>Against:</u> 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>Suburban Mixed Use</i>. Floodplain is not present on the site, and there is one school located within a mile of the site: Beck Academy. The property is not along a bus route, but is located about 0.27 miles from Route 602 at the intersection of Congaree Road/Halton Road. Additionally there are sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned C-2, Commercial is 1.72 acres of property located on Congaree Road, and is approximately 0.62 miles northwest of the intersection of Congaree Road and Roper Mountain Road. The subject parcel has 195 feet of frontage along Congaree Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for a granite and tile installation business.</p> <p><b>CONCLUSION</b></p> <p>This property fronts Congaree Road, which is a two-lane State-Maintained Major Collector road, where a majority of the properties are zoned either commercial or services, and consist of a mixture of land uses that fall under one of these classifications. Additionally, the property is adjacent to two properties and across the street from one property that are all zoned S-1, Services. Staff is of the opinion that the request is in keeping with the surrounding land uses.</p> <p>Recommendation: Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					