

Zoning Docket from June 14, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-51	Stuart McAlister for Business Park Properties, LLC Standing Springs Road, Fork Shoals Road, and Business Park Court 0420000101203, 0420000101600, 0420000101604, and 0420000101605 S-1, Services District to C-2, Commercial District	25	Approval	Approval 6-23-21	Approval 7-19-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 14, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to rezone the property to C-2 to allow for a single-family residential development. <p><u>Speakers Against:</u></p> <p>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 Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Conestee Baptist Day School.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services and consists of 12.86 acres of land located on Standing Springs Road, Fork Shoals Road, and Business Park Court, and is approximately 0.08 miles south of the intersection of Fork Shoals Road and Conestee Road. The subject parcel has approximately 487 feet of frontage along Standing Springs Road, 749 feet of frontage along Fork Shoals Road, and 458 feet of frontage along Business Park Court. The applicant is requesting to rezone the property to C-2, Commercial District.</p> <p>The applicant states that the proposed land use is for a single-family residential development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along Standing Springs Road and Fork Shoals Road, both two-lane State-maintained collector roads, and Business Park Court, a two-lane County-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial would allow for housing opportunities not allowed under the current zoning and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					