

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-65	Luis Munoz of Munoz Enterprises for George M. Zimmerman South Batesville Road 0530050101900 (portion) I-1, Industrial to S-1, Services	21	Approval	Approval 7-28-21	Approval 8-16-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Intended development is for an approximately 8,000 sq. ft. recording studio • Not so much for artists, but for ad placement within other media • Sewer and water available to the property • Had to pull the previous case due to concerns with SCDOT and have such completed a Traffic Impact Study • Use professionally designed studio enclosure for noise <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 Plan Greenville County Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i> and <i>Floodplain</i>. Floodplain is present on the overall site, but only on a small corner portion of the subject portion of the parcel. There are no schools located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject portion of a parcel zoned I-1, Industrial is 1.76 acres of property located on South Batesville Road, and is approximately 0.70 miles north of the intersection of S. Batesville Road and Pelham Road. The subject portion of a parcel has approximately 250 feet of frontage along S. Batesville 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 recording studio.</p> <p>CONCLUSION</p> <p>The property fronts S. Batesville Road, which is a two-lane State-maintained Collector road. While the property itself is immediately surrounded by properties zoned I-1, Industrial and R-S, Residential Suburban, this area of S. Batesville Road is lined with multiple service type businesses. Staff is of the opinion that the requested rezoning to S-1, Services is appropriate for this area.</p> <p>Recommendation: Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					