

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-68	Tonia Crowe of Delta Real Estate for Bruce W. England 1218 Forks Shoals Rd. 0411000100108 R-M20, Residential Multifamily District to S-1, Services District	25	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"> Wants to increase the profit margin for the property by opening up proposed uses not allowed under the current 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>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Industrial</i>. Floodplain is not present on the site. There is one school located within one mile of the site: Robert E. Cashion Elementary. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-M20, Multifamily Residential and is 2.0 acres of land located at 1218 Fork Shoals Rd, and is approximately 0.24 miles north of the intersection of Fork Shoals Road and Perimeter Road. The parcel has approximately 205 feet of frontage along Fork Shoals Road and 207 feet of frontage along Perimeter 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 commercial use.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-M20, Multifamily Residential is located along Fork Shoals Road, a two-lane State-maintained collector road, and Perimeter Road, a two-lane County-maintained collector road. While staff recognizes that there is no S-1, Services zoning in the immediate area, staff is of the opinion that a successful rezoning to S-1, Services would allow for uses consistent with the existing land uses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>					