

Zoning Docket from July 19, 2021 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|---------------------|---------------------|---|
| CZ-2021-70 | Mark Griffin of Sperry CGA – Griffin Partners for Katherine Amy Duncan Scheiper and Robert Joseph Schieper 704 Congaree Rd 0545010100201 S-1, Services District to C-2, Commercial District | 24 | 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"> • Restaurant already available on site with a bar and would like to lease • Wants to match surrounding properties zones <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: none</p> | | | | | <p>Petition/Letter For: Petition – 3</p> <p>Against: 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>suburban mixed use</i>. Floodplain is not present on the overall site. There are two schools located within one mile of the site: Beck Academy and New Life Christian Academy. 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 parcel is zoned S-1, Services and is 0.95 acres of land located on Congaree Rd, and is approximately 0.55 miles northwest of the intersection of Roper Mountain Rd and Congaree Rd. The subject parcel has approximately 164 feet of frontage along Congaree Rd and 151 feet along Webb Rd. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for Commercial.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services is located along Congaree Road, a two-lane State-maintained collector road, and Webb Road, a two-lane County-maintained collector road. Staff is of the opinion that a successful rezoning to C-2, Commercial would be consistent with surrounding land uses 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> | | | | | |