

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-81	Nick Franchina of Crown Properties, LLC for CJN, LLC Emily Ln and Old Pelzer Rd 0610070100500 and 0610070100800 I-1, Industrial District and R-S, Residential Suburban District to R-12, Single-Family Residential District	26	Denial	Denial 9-22-21	Denial 10-4-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Two separate parcels with two different zonings; the R-S portion of the parcel is mostly within the flood zone • Adjacent parcel is also zoned R-12 • The Comprehensive Plan lists this as Suburban Mixed Use in the Future Land Use • One entrance on Old Pelzer Rd., but will work with the fire department to make sure it is safe for fire trucks • If a TIS is warranted, then they are willing to provide that <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>Suburban Mixed Use</i> and <i>Suburban Neighborhood</i>. Floodplain is present on the site. No schools are 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 parcel is zoned I-1, Industrial District and R-S, Residential Suburban District and is 66.52 acres of land located on Emily Ln and Old Pelzer Rd, and is approximately 0.54 miles north of the intersection of Emily Ln and Old Pelzer Rd. The subject parcel has approximately 279 feet of frontage along Emily Ln and approximately 269 feet of frontage along Old Pelzer Rd. The applicant is requesting to rezone the property to R-12, Single-Family Residential</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 R-S, Residential Suburban and I-1, Industrial, is located along Old Pelzer Road, a two-lane state-maintained Collector road, and Emily Lane, a two-lane state-maintained Collector road. Staff is of the opinion that the current zoning for both parcels is appropriate given the site constraints and the surrounding area.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-12, Single-Family Residential.</p>					