

Zoning Docket from April 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-33	Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for Martyn Harris and Samantha Harris E. Suber Rd. 0529030100100 (portion) R-S, Residential Suburban District to S-1 Services District	21	Approval	Approval 4-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Clients would like to subdivide the parcel to develop a pet grooming and boarding business • There will be an approximate 4,000 sq. ft. building • Adjacent commercial property has signed a petition in favor of this proposed business <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>				<p>Petition/Letter For: Petition - 21</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>Mixed Employment Center</i> and <i>Floodplain</i>. Floodplain is present on the site. There are three schools located within one mile of the site: Woodland Elementary, Riverside Middle, and Riverside High Schools. 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-S, Residential Suburban and is 5.0 acres of land located on E. Suber Rd., and is approximately 0.3 miles east of the intersection of E. Suber Rd. and Hwy. 14. The subject parcel has approximately 200.28 feet of frontage along E. Suber Rd. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for Dog Kennel & Grooming with Outdoor Runs.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along E. Suber Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services, would not have an adverse impact on this area due to similar surrounding zoning classifications and uses and natural buffering from nearby residential areas</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Joshua Henderson, Zoning Administrator

RE: CZ-2021-33

APPLICANT: Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynsworth, LLC for Martyn Harris and Samantha Harris

PROPERTY LOCATION: E. Suber Road

PIN/TMS#(s): 0529030100100 (portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Dog Kennel & Grooming with Outdoor Runs

ACREAGE: 5.00

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: This portion of a parcel was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1. There have been two successful rezoning request for this property: CZ-2020-14 and CZ-2020-15, which allowed for a land swap with the adjacent property. For the subject property, a portion of the site was successfully rezoned from I-1, Industrial to R-S, Residential Suburban. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	RV and trailer storage
East	I-1 and R-S	Construction business and vacant land
South	R-S	Single-family residences
West	DRD (City of Greer)	Single-family residences

WATER AVAILABILITY: No available connection

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center* and *Floodplain*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.4 units/acre	5.00	7 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would not allow for any dwelling units on site.

ROADS AND TRAFFIC:

E. Suber Road is a two-lane State-maintained collector road. This portion of a parcel has approximately 200.28 feet of frontage along E. Suber Road. The site is approximately 0.3 miles east of the intersection of E. Suber Road and Highway 14. The property is not along a bus route. There are also no sidewalks in the area

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Woodland Elementary, Riverside Middle, and Riverside High School.

CONCLUSION:

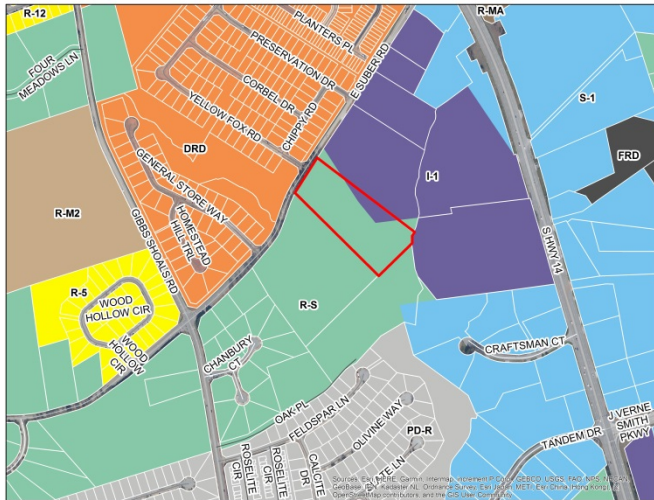
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STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.



Aerial Photography, 2020



Zoning Map

