

Zoning Docket from June 20, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-059	Thomas B. Gully of Real Broker, LLC for Joey M. Bishop 619 Fowler Rd., Simpsonville, SC 29681 0560030103206 R-S, Residential Suburban District to C-1, Commercial District	27	Denial	Denial 6-22-22	Denial 7-18-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</p> <p><u>Speakers For:</u> 1) Applicant None</p> <p><u>Speakers Against:</u> 1) Citizen</p> <ul style="list-style-type: none"> • Lives adjacent to the subject property • Does not prefer to have commercial uses next to their property <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. • Fowler Rd is a two-lane State-maintained residential road. The parcel has approximately 157 feet of frontage along Fowler Rd. The parcel is approximately 0.35 miles west of the intersection of Fowler Rd. and Howard Dr. The property is not along a bus route. There are also no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. • The applicant is requesting to rezone the property to C-1, Commercial District. The applicant is proposing retail and commercial uses. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject property, zoned R-S, Residential Suburban District, is located on Fowler Road, a two-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would not be consistent with surrounding land uses or the Plan Greenville County Comprehensive Plan and could have an adverse impact on surrounding residential properties.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-1, Commercial District.</p>					