

**Zoning Docket from June 20, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-054	Craig F. Galloway 1201 N. Franklin Rd., Greenville, SC 29617 0162000205400 R-M20, Multifamily Residential District to C-3, Commercial District	19	Approval	Approval 6-22-22	Approval 7-18-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 20, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Bought the business form relative in 2000 and needed additional parking for customers</li> </ul> </li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>.</li> <li>• N. Franklin Road is a five-lane, State-maintained collector road. The parcel has approximately 103 feet of frontage along N. Franklin Road. The parcel is approximately 0.05 miles east of the intersection of N. Franklin Road and Old Buncombe Road. The property is not along a bus route. There are sidewalks along N. Franklin Road.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Lakeview Middle and Northwest Crescent Child Development Center.</li> <li>• The subject parcel is zoned -M20, Multifamily Residential and is 0.37 acres of land located on N. Franklin Road and is approximately 0.05 miles east of the intersection of N. Franklin Road and Old Buncombe Road. The subject property has approximately 103 feet of frontage along on N. Franklin Road. The applicant is requesting to rezone the property to C-3, Commercial.</li> <li>• The applicant is proposing a single-family residential development.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject property, zoned R-M20, Multifamily Residential District, is located on N. Franklin Road, a five-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District, is consistent with the Greenville County Comprehensive Plan 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-3, Commercial District.</p>					