

Zoning Docket from January 13th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-001	Irving Emmanuel Bueno Solan for Bernardino Bueno Heras Murrell Road, Greenville, SC 29605 WG01010203500 R-MHP, Residential Manufactured Home Park District to S-1, Services District	24	Approval	Approval 1/22/2025	Approval 2/3/2025	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to open a family business for an auto repair facility Greenville is getting bigger and bigger and would like to have a business to help citizens <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 2.10 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. The subject property is not part of any area or community plans but is adjacent to the <u>South Greenville Area Plan</u> designation of <i>Service/Industrial</i>. Murrell Road is a two-lane, County-maintained local road. The parcel has approximately 530 feet of frontage along Murrell Road. The parcel is approximately 0.03 miles east of the intersection of Grove Road (HWY 20) and Murrell Road. The property is +/-0.54 miles from Route 504 Bus Stop at the intersection of Grove Road and Old Piedmont Highway. There are no sidewalks located adjacent to the parcel. 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; Greenview Child Development Center and Thomas E Kerns Elementary. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing an automobile repair facility. <p>CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-MHP, Residential Manufactured Home Park District, is located along Murrell Road, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the parcel as <i>Transitional Corridor</i> and would not create an adverse impact on surrounding properties.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.</p>					