

Zoning Docket from January 13, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-09	D. A. Burdette for Blue Star Enterprises, LLC 207 & 215 W. Main Street T005000400400 and T005000400600 C-2, Commercial to C-3, Commercial	18	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Business buying used pallets to repair and resell. • Moving business from adjacent property. • Fencing and gates are being installed this week. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Imagine Greenville County</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i>, which suggests a density of 6 or more dwelling units per acre. Additionally, this property is part of <i>Suburban Community Center</i>. <i>Suburban Community Centers</i> are centrally located with a neighborhood and characterized by small-scale convenience-oriented retail and services, servicing medium to high density residential. The subject property is also part of the <u>Taylor's Community Plan</u>, designated as <i>Services</i>, with the potential zoning of S-1. In many ways, the C-3 zone and the S-1 zone are alike in the uses that they allow. No floodplain is present on these parcels. Additionally, there are no known significant historic, cultural, or environmental features on site. One school is within a mile of the site.</p> <p>SUMMARY</p> <p>The subject parcel zoned C-2, Commercial is 1.025 acres of property located on W. Main Street approximately 0.52 miles east of the intersection of W. Main Street and Wade Hampton Boulevard. The parcel has approximately 300 feet of frontage along W. Main Street. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for the storage of pallets.</p> <p>CONCLUSION</p> <p>According to the <u>Imagine Greenville County</u> Comprehensive Plan, this area is designated for 6 or more dwelling units per acre and as a <i>Suburban Community Center</i>, which is intended to provide small-scale convenience-oriented retail and services to the surrounding residential uses. The <u>Taylor's Community Plan</u>, which is a newer plan adopted in 2016, suggests <i>Services</i> uses. The request meets the intent of the <u>Taylor's Community Plan</u>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					
GCPC	At the January 22, 2020 Planning Commission meeting, the Commission members voted to approve the applicant's request to C-3, Commercial.					
P&D	At the February 3, 2020 Planning and Development Committee meeting, the Committee members voted to approve the applicant's request to C-3, Commercial.					

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