

**Zoning Docket from February 17, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-12	Krish Vijay Patel for KVP Five Forks, LLC 2615 Woodruff Road 0548020103902 S-1, Services to C-2, Commercial	21	Approval	Approval 2/26/20	Approval 3/2/20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 17, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Purchased property 12 months ago</li> <li>• Requesting C-2 to increase uses</li> <li>• Has adjacent neighbors' support</li> <li>• Will be for local businesses, such as yoga, Sidewall Pizza, other restaurants</li> <li>• No longer includes Topsy Taco</li> <li>• Wants retail, which is not allowed in S-1</li> <li>• Is redesigning the building, but footprint is the same as original</li> <li>• Layout of zoning to accommodate separate parcel and access to a ball field</li> </ul> <p><u>Speakers Against:</u></p> <p>1) None</p> <p><b>List of meetings with staff:</b> Applicant – 9/30/2019</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is not present on the site, nor are there any significant environmental or cultural features. Monarch Elementary is located approximately 0.77 miles from the site. Additionally the property is not along a bus route, however there are sidewalks present in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned S-1, Services is 1.16 acres of property located on Woodruff Road approximately 0.24 miles east of the intersection of Batesville and Woodruff Roads. The subject parcel has approximately 98 feet of frontage along Woodruff Road. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for Restaurants and Retail.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel is located in an area that is surrounded primarily by commercial uses. The parcel is also located within the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. In addition to providing for a variety of single-family and multi-family building types, this designation also suggests regional or neighborhood commercial, office, institutional, and mixed-use residential uses. While these uses are primarily already permitted on site with the current zoning in place, rezoning this parcel to C-2, Commercial brings the property into greater conformance with setbacks, and is essentially a “housekeeping” type request.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					