

Zoning Docket from June 15, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-41	Kathy Renee Connelly for Mildred Syphronia Harris Buncombe Road and Old Buncombe Road 0149000700300 I-1, Industrial to C-2, Commercial	23	Approval	Approval 6-24-20	Approval 7-6-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 15, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to expand her current stone yard business within the upstate area. • Wants to store and sell stone, mulch, and landscaping materials. • Believes this use will benefit the community. <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>Plan Greenville County Comprehensive Plan</u>, where it is designated as a <i>Mixed-Use Corridor</i>. The property is additionally a part of the <u>San Souci Community Plan</u>, where it is designated as <i>Mixed Commercial</i> and <i>Recreational/Green Space</i>. Floodplain is present on the site; however there are no known significant or cultural resources on this site. There are two schools located within a mile of the site: Cherrydale Elementary School and Legacy Charter School. The property is near a bus route: Route 506. There are also sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned I-1, Industrial is 1.098 acres of property located on Buncombe Road and Old Buncombe Road approximately 0.06 miles northeast of the intersection of Old Buncombe Road and Cedar Lane Road. The subject parcel has 200 feet of road frontage along Buncombe Road and 208 feet of frontage along Old Buncombe 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 a landscape retail business.</p> <p>CONCLUSION</p> <p>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Mixed Use Corridor. Mixed-Use Corridors blend residential, commercial, or civic uses in open space, where those functions are, to some degree, physically and functionally integrated. An essential feature of this place type is the integration of multi-modal connections. This parcel is also within the Sans Souci Community Plan, where it is designated as Mixed Commercial and Recreation/Green Space.</p> <p>Staff is of the opinion that the requested use of a landscape retail business does adhere to the designated future land uses for this parcel, and that the requested zoning district is compatible with the surround area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

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GPC	At the June 24, 2020 Planning Commission meeting, the Commission members voted to approve the requested rezoning to C-2, Commercial.
P&D	At the July 6, 2020 Planning and Development Committee meeting, the Committee members voted to approve the requested rezoning to C-2, Commercial.