

Zoning Docket from August 17, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-55	Eric Jackson of Realtylink, LLC for SCDOT SCDOT Right-of-Way Adjacent to 0434000100106 and to become part of 0434000100106 Unzoned to C-2, Commercial	19	Approval	Approval 8-26-20	Approval 8-31-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 17, 2020 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> • Currently under contract to purchase. • Currently is unzoned road right-of-way and is seeking to combine with adjacent parcel. <p><u>Speakers Against:</u> 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 <i>Suburban Commercial Center</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site. There are three schools located within a mile of the site. The property is along a bus routes however, there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel is unzoned and is 2.8 acres of property located along Poinsett Hwy, The parcel is approximately 1.95 miles northwest of the intersection of Poinsett Highway and State Park Road. The parcel has approximately 331 feet of frontage along the US-276 Access Ramp, approximately 938 feet of frontage along Poinsett Highway, and approximately 296 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 to be combined with TMN 0434000100106 and used as an Auto Service Station.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Commercial Center</i>. Properties with this future land use designation contain a mix residential and commercial uses. <i>Suburban Commercial Centers</i> are highway oriented and serve community wide shopping needs. Primary uses within this future land use designation are regional commercial, neighborhood commercial, office, and multi-family apartments. Secondary uses in this area include small-scale apartments, and civic and institutional buildings. Additionally, the gross density for these areas is expected to be between 6 to 12 units per acre.</p> <p>The applicant is requesting C-2, Commercial for this piece of property as it transitions from being road right-of-way to part of parcel 0434000100106, which is currently zoned C-2, Commercial. Staff is of the opinion that C-2, Commercial is the most appropriate zoning district for this site, as any other zoning district would create a split-zoned parcel. Additionally, much of the surrounding area is also commercially zoned.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					
GCPC	At the August 26, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for C-2, Commercial.					

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P&D	At the August 31, 2020 Planning and Development Committee meeting, the Committee members voted to recommend approval of the applicant's request for C-2, Commercial.
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