

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2020-68	Douglas F. Dent for Greenville Revitalization Corporation E. Parker Road and Woodside Avenue 0137000600300 and 0137000602000, 0137000602001, 01370006021900 C-2, Commercial to C-3, Commercial	23	Approval	Approval 11-18-20	Approval 11-30-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> States he wishes to build a new commercial/residential mixed-use development on the site. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. Floodplain is not present on the overall site, and there are no known significant or cultural resources on this site. There are four school located within a mile of the site, Legacy Charter, Monaview Elementary, Alexander Elementary, and Bethel Christian Academy. The property is also along a bus route, route 506, and there are sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned C-2, Commercial is 0.38 acres of property located on Woodside Avenue, and is approximately 0 miles southeast of the intersection of E. Parker Road and Woodside Avenue. The subject parcel has approximately 207 feet of road frontage along Woodside Avenue and 121 feet along E. Parker Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for a Mixed Use Development.</p> <p>CONCLUSION</p> <p>The subject parcel is located at the intersection of Woodside Ave. and E. Parker Rd., which are both State-maintained collector roads with multiple properties that have a variety of commercial uses. This site currently allows for mixed-use development; however, it is the applicant's desire to restrict certain uses that are allowed under the C-2 zoning classification. A successful rezoning would also support the applicant's goal of combining the subject site with the adjacent C-3 parcel, allowing the prospective development to be in one zoning classification.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					