

**Zoning Docket from November 16, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-72	James Durham Martin of Arbor Engineering, Inc. for Connector Plus, LLC SC Hwy 153, Interstate 185, Brown Road, and Old Cleveland Street WG07000100900 R-S, Residential Suburban to C-3, Commercial	25	Approval	Approval 11-18-20	Held 11-30-20 Held 2-1-21 Approval 3-1-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• States property will be developed into 12,000 square foot office (with potential for two additional 12,000 square foot buildings).</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>• States his concern with environmental impact of development along Saluda River frontage and to surrounding neighborhoods.</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>• States he is no longer opposed to rezoning.</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 211 - Petition</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>Mixed Employment Center</i>. Floodplain is present on the overall site, and there are no known significant or cultural resources on this site. There is one school located within a mile of the site, Trinity Christian Academy. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned R-S, Residential Suburban is 47.5 acres of property located on SC Hwy 153, Interstate 185, Brown Road, and Old Cleveland Street. The subject property is approximately 1 mile southwest of the intersection of S Old Piedmont Highway and Brown Road. The parcel has approximately 2,411 feet of frontage along Interstate 185 and approximately 1,611 feet along SC Highway 153, approximately 240 feet along Brown Road, and 100 feet along Old Cleveland Street. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for Office Space.</p> <p><b>CONCLUSION</b></p> <p>The subject property is along Interstate 185 and Highway 153, a State-Maintained Interstate and State-Maintained Collector road. Staff is of the opinion that the uses allowed in the proposed C-3 zoning classification are appropriate uses along these major corridors. Also, a successful rezoning to C-3, Commercial would align with both the <u>Plan Greenville County</u> Comprehensive Plan and the <u>South Greenville Area Plan</u> by permitting the uses outlined under <i>Mixed Employment Center</i>, and <i>Business, Light Manufacturing, and Industrial</i>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					

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<b>P&amp;D</b>	At the November 30, 2020 Planning and Development Committee meeting, the Committee members voted to hold this rezoning request until the following Planning and Development Committee meeting to allow for a meeting to take place with the community.
<b>P&amp;D</b>	At the February 1, 2021 Planning and Development Committee, the Committee members voted to hold the request until the next Committee meeting per the applicant's request.