

**Zoning Docket from February 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-16	Christopher Laney of Southern Investment & Development for DSP Holdings, LLC New Easley Highway (Highway 123) 0239040100500 S-1, Services District to C-3, Commercial District	23	Approval	Approval 2/24/21	Approval 3/1/21	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant – Engineer <ul style="list-style-type: none"> <li>• Property has been vacant for some time</li> <li>• Has spoken to Riverdale Community about use and received support</li> <li>• First with Riverdale-Tanglewood Community Plan which calls for Commercial</li> <li>• Will be starting Traffic Impact Study process soon</li> </ul> </li> <li>2) Applicant <ul style="list-style-type: none"> <li>• Wants to meet Comprehensive Plan</li> <li>• C-3, Commercial was the best fit</li> </ul> </li> <li>3) Resident <ul style="list-style-type: none"> <li>• Met with applicants</li> <li>• Wants to enhance the entrance to Greenville</li> <li>• Project is a “slam dunk”</li> <li>• Sent information to neighbors, got no negative feedback</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> 1 – Letter</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<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>Rural Corridor</i>. Floodplain is present on the overall site. There is one school located within one mile of the site: Tangle-wood Middle School. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned S-1, Services and is 34.70 acres of land located on New Easley Highway, and is approximately 1.04 miles west of the intersection of White Horse Road and New Easley Highway. The subject parcel has approximately 1,628 feet of frontage along New Easley Highway. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for Single-Family Residential Development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned S-1, Services, is located along New Easley Highway, a State-maintained Arterial Road which has a high level of access and connectivity to the Greater Greenville Area. Staff is of the opinion that a successful rezoning to C-3, Commercial would permit residential development, achieving the applicant’s goal, while facilitating future growth in an area which is primarily</p>					

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	<p>characterized as vacant land.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>
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