

Zoning Docket from February 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-17	Joel Wesley McCrary 5201 Wade Hampton Boulevard and Skyline Way T009050105300 S-1, Services District to C-2, Commercial District	18	Approval	Approval 2/24/21	Approval 3/1/21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Owner of existing fireworks store • Business has been in place for many years • Wants to expand retail sales within the building footprint, so rezoning is needed <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: 12-29-20</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>Suburban Mixed Use</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Pleasant View Christian Academy. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services and is 1.8 acres of land located on Wade Hampton Boulevard, and is approximately 0.12 miles west of the intersection of Fairview Road and Wade Hampton Boulevard. The subject parcel has approximately 158 feet of frontage along Wade Hampton Boulevard. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for Fireworks Sales.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along Wade Hampton Boulevard, a State-maintained arterial road, and Skyline Way, a County-maintained collector road, both which contain a mix of residential and commercial uses and zoning designations. A successful rezoning to C-2, Commercial would align with the zoning classifications found along this section of Wade Hampton Boulevard and bring an existing legal non-conforming parcel into conformity.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					