

Zoning Docket from April 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-32	M. Cindy Wilson of M. Cindy Wilson, B.I.C. for Janice Holliday-Chandler 9185 Augusta Road 0596030102302 R-R3, Rural Residential District to C-3, Commercial District	26	Denial	Approval 4-28-21	Approval 5-3-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 19, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Currently on August Rd. in Pelzer, but needs a larger property for expansion • Property used to be a commercial use • Very low impact commercial use for utility trailer sales • Regular business hours and no evening operation • Met with surrounding single-family residential property owners <p><u>Speakers Against:</u></p> <p>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</u> Comprehensive Plan, where it is designated as <i>Rural</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Ellen Woodside Elementary. 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 R-R3, Rural Residential and is 2.90 acres of land located on Augusta Road, and is approximately 1 miles north of the intersection of Augusta Road and Highway 418. The subject parcel has approximately 300 feet of frontage along Augusta 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 Retail/Mercantile.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-R3, Rural Residential, is located along Augusta Road, a State-maintained arterial road which features a mixture of Residential, Vacant Land, and Commercial uses. A successful rezoning to C-3, Commercial would allow for uses intended for non-residential areas and along major thoroughfares. While staff realizes this parcel fronts Highway 25, staff is of the opinion that the uses allowed in C-3, Commercial are too intensive for this residential area and do not align with the future land use designation of this area, Rural.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning C-3, Commercial.</p>					
GCPC	<p>At the April 28, 2021 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for C-3, Commercial due to the nature of the business proposed, the frontage along HWY 25, and C-3 present just one block north of the parcel.</p>					