

Zoning Docket from September 20, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-82	Seph Wunder of Adelphos Capital Management, LLC for Billy M. Woods Sterling Grove Rd and Augusta Rd (US Hwy 25 S) 0601010100700 and 0601010100702 R-S, Residential Suburban District to C-2, Commercial District	26	Approval	Approval 9-22-21	Approval 10-4-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 20, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Property owner currently zones two adjacent C-2 parcels • Wants to rezone for restaurant and retail. <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 Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. Floodplain is not present on the overall site. No schools are located within one mile of the site. 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 property is zoned R-S, Residential Suburban District and is 2.38 acres of land located on Sterling Grove Rd and Augusta Rd., and is approximately 0.47 miles north of the intersection of Augusta Rd and Interstate 185. The subject property has approximately 337 feet of frontage along Augusta Rd and approximately 442 feet of frontage along Sterling Grove Rd. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for retail, restaurant, and office.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-S, Residential Suburban is located along Sterling Grove Road, a two-lane state-maintained Collector road, and Augusta Road, a five-lane state-maintained Arterial road. Staff is of the opinion that the subject property's location along an Arterial and its close proximity to other similar uses and zoning districts makes this an appropriate location for the requested zoning of C-2, Commercial.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					