

**Zoning Docket from October 18, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-97	Nick Franchina of Palmetto State Capital for Linden Hall Development, LLC and 10 Star Fitness of Greenville, Inc. 3093 S Hwy 14 0530040100405 C-3, Commercial District to C-2, Commercial District	21	Approval	Approval 10-27-21	Approval 11-1-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• This site used to house the Bloom shopping store</li> <li>• Would like to expand their use opportunities that are allowed under C-2, Commercial</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</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 not present on the site. There is one school located within one mile of the site: Oakview Elementary. 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 C-3, Commercial District and is 6.735 acres of land located at 3093 S. Hwy. 14, and is approximately 0.07 miles north-east of the intersection of Batesville Road and SC Hwy 14. The subject parcel has approximately 463 feet of frontage along S Hwy. 14. The applicant is requesting to rezone the property to C-2, Commercial District.</p> <p>The applicant states that the proposed land use is for commercial uses.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel zoned C-3, Commercial, located along S Hwy 14 is a Four-lane State-maintained Arterial Road. Staff is of the opinion that rezoning to C-2, Commercial is appropriate for the area and will not have an adverse impact on this commercial corridor.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					