

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2021-108</b>	Nick Patel for JSCI County Line, LLC 3326 New Easley Hwy 0239010100600 S-1, Services District to C-1, Commercial District	23	Approval	Approval 11-17-21	Approval 12-6-21	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>- Lives in neighborhood behind the subject parcel</li> <li>- Has issues if the applicant wants continue warehouse and cannot be retail</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Corridor</i>. The subject property is also part of the <u>Riverdale-Tanglewood Community Plan</u>, where it is designated as <i>Neighborhood Commercial</i>. Floodplain is not present on the site. One school is located within one mile of the site: Tanglewood Middle. The property is 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 0.9 acres of land located on New Easley Hwy. and is approximately 2.07 miles west of the intersection of New Easley Hwy and White Horse Rd. The parcel has approximately 176 feet of frontage along New Easley Hwy. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states that the proposed land use is retail.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned S-1, Services, is located along New Easley Highway, a four-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-1, Commercial is appropriate for this area and would not have and would not have an adverse impact on this area. Additionally, the uses permitted in the C-1, Commercial District are consistent with the <u>Riverdale-Tanglewood Area Plan</u>.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.</p>					