

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-114	Andrew Mills Harrill of Lee & Associates for Tung Van Co of Tf1 Property, LLC 3028 Wade Hampton Blvd. T030000600200 (Portion) R-12, Single-Family Residential District to C-2, Commercial District	20	Approval	Approval 11-17-21	Approval 12-6-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Applicant's agent <ul style="list-style-type: none"> - The property is split zoned and wants to clear that up - There will be no access behind the subject parcel from the residential street <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>Mixed Use Corridor</i>. Floodplain is not present on site. There are no schools located within one mile of the site. The property is along a bus route, Route 508 and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential District and is 0.11 acres of land located at 3028 Wade Hampton Boulevard. The portion of the subject parcel has 0 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 an automobile service facility.</p> <p>CONCLUSION</p> <p>The subject portion of a parcel zoned R-12, Single-family Residential is located along Wade Hampton Blvd a six-lane State-maintained Arterial road. Staff is of the opinion that the requested zoning of C-2, Commercial is appropriate due to the existence of multiple parcels adjacent to the property that also have C-2, Commercial zoning. The rezoning request will also remove a split-zone issue on the overall parcel.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					