

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-119	Alexander Zuendt of Zuendt Engineering, LLC for Krut Patel of VGO Holdings, LLC 1333, 1335 and 1337 Cedar Lane Rd B012000101900 S-1, Services District to C-3, Commercial District	19	Approval	Approval 11-17-21	Hold 11-17-21 Denial 1-31-22	
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> <p>1) Applicant</p> <p>- Past rezone of this parcel to S-1, Services does not align with their proposed use of the potential residential development</p> <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>. The subject property is also part of the Berea Community Plan, where it is designated as <i>Commercial/Office</i> and <i>Low Density Residential</i>. Floodplain is not present on the site. Two schools are located within one mile of the site: Monaview Elementary and Berea Elementary. The property is not along any bus routes. There are sidewalks along Cedar Lane Rd.</p> <p>SUMMARY</p> <p>The subject parcel is zoned S-1, Services and is 7.64 acres of land located on Cedar Lane Rd. and is approximately 0.8 miles east of the intersection of Hunts Bridge Rd and Cedar Lane Rd. The parcel has approximately 331 feet of frontage along Cedar Lane Rd. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is a mixed-use development.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned S-1, Services, is located along Cedar Lane Road, a four-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial is appropriate for this area and would provide housing options not allowed under the current zoning.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					
P&D	At the January 31, 2022 Planning & Development Committee meeting, the Committee voted to deny the applicant's request to rezone the property to C-3, Commercial without any further discussion.					