

**Zoning Docket from January 10, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-004	Grady E. Wilson of Little Loaders, LLC for Little Loaders, LLC 2310 Anderson Rd. 0250000101806 & 0250000101807 I-1, Industrial District to S-1, Services	25	Approval	Approval 1-26-22	Approval 1-31-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Purchased property to provide a car lot</li> <li>• Site has water and sewer</li> </ul> </li> <li>2) Applicant <ul style="list-style-type: none"> <li>• Wants to turn vacant land into a business to provide jobs and money to the area</li> </ul> </li> </ol> <p><u>Speakers Against:</u> 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>Industrial</i>. Floodplain is not present on the site. Four schools are located within one mile of the site: Welcome Elementary, Hollis Academy, Tabernacle Baptist School, and Carolina High School. The property is along Bus Route 504. There are sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned I-1, Industrial District and is 1.523 acres of land located on Anderson Rd. (Hwy. 81) and is approximately 0.45 miles east of the intersection of Anderson Rd. and White Horse Rd. (Hwy. 25). The parcel has approximately 440 feet of frontage along Anderson Rd. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is an auto sale business.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel zoned I-1, Industrial is located along Anderson Rd., a five-lane State maintained Arterial Road. Staff is of the opinion that the requested rezoning would allow the applicant to operate an auto sales business on the subject property. This proposed use, along with other allowable uses in the S-1, Services district, would not adversely impact the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					