

**Zoning Docket from February 14, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-016	Stephen Jones of Arrow Properties, LLC for Arrow Properties, LLC Hatcher Creek St., Carruth St., & Ellis Mill St. 0585090102102 (portion) R-12, Single-Family Residential District to NC, Neighborhood Commercial	25	Approval with condition	Approval with condition 2/23/22	Approval with condition 2/28/22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 14, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Engineer</p> <ul style="list-style-type: none"> <li>• Current NC zoned property across the street, and the portion of the parcel in question was recently purchased by the applicant</li> <li>• The existing NC only has 8 parking spaces which is problematic for uses within the existing building</li> <li>• The proposed rezone will provide overflow parking for the existing NC zone across the street</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 Comprehensive Plan</u>, where it is designated as <i>Rural Living</i>. Floodplain is not present on the site. One school is located within one mile of the site: Greenville Technical College – Brashier Campus. The property is not along any bus routes. There are sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject portion of a parcel is zoned R-12, Single-Family Residential District and is 0.16 acres of land located on Hatcher Creek St., Carruth St., &amp; Ellis Mill St., and is approximately 0.06 miles south of the intersection of Carruth Street and West Georgia Road within the Griffin Park subdivision. The parcel has approximately 350 feet of frontage along Hatcher Creek St. and Ellis Mill Ct. The applicant is requesting to rezone the property to NC, Neighborhood Commercial.</p> <p>The applicant states that the proposed land use is a parking lot.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-12, Single-Family Residential, is located along Carruth St, a two-lane County-maintained residential road, as well as Hatcher Creek St and Ellis Mill St, both one-lane County-maintained residential roads. Staff is of the opinion that a successful rezoning to NC, Neighborhood Commercial would allow for additional parking for the adjacent commercial building next door and would not have an adverse impact on the surrounding area.</p> <p>The development would have to meet the following condition:</p> <ol style="list-style-type: none"> <li>1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.</li> </ol>					

**Zoning Docket from February 14, 2022 Public Hearing**

	<p>Based on these reasons, staff recommends approval of the requested rezoning to NC, Neighborhood Commercial with the aforementioned condition.</p>
--	--