

Zoning Docket from February 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-017	Daniel Yacoviello of Southside Christian School of the Upstate for Southside Christian School of the Upstate 2211 Woodruff Rd. 0539030102402 (portion) R-S, Residential Suburban District to C-2, Commercial District	21	Approval	Approval 2/23/22	Approval 2/28/22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 14, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Couple of years ago the property adjacent to the parcel in question became available and the school purchased this property to control uses that may be permitted in the C-2, Commercial District • SCDOT will not permit the existing curb cuts on the C-2 parcel if it is developed as anything other a gas station • Wanting to rezone the portion of the parcel in question to allow access to the adjacent C-2 zoned parcel • Sent letter to surrounding property owners • Have a list of “obnoxious uses” that are not permitted on the adjacent parcel and the portion of the subject parcel <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: Letter - 1</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>Suburban Center</i>. It is also part of the <u>Five Forks Area Plan</u>, where it is designated as <i>Public/Institutional</i>. Floodplain is not present on the site. There are two schools located within a mile of the site: Southside Christian School and Langston Charter Middle School. The property is not along any bus routes. There are sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban District and is 0.241 acres of land located on Woodruff Rd., and is approximately 0.03 miles east of the intersection of Woodruff Rd. and Hwy. 14. The parcel has approximately 68 feet of frontage along Woodruff Rd. The applicant is requesting to rezone the property to C-3, Commercial District.</p> <p>The applicant states that the proposed land use is for commercial use.</p> <p>CONCLUSION</p> <p>The subject portion of the parcel zoned R-S, Residential Suburban is located along Woodruff Rd., a four-lane State-maintained arterial road. Staff is of the opinion that rezoning the portion of the subject property would allow ingress/egress to the adjacent commercial property where</p>					

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	<p>ingress/egress would not otherwise be allowed. The adjacent property is currently accessed through curb cuts on Woodruff Road and Highway 14. The curb cuts will be removed by SCDOT eliminating direct access to the property. The subject property being zoned R-S surrounds the adjacent commercial property. Greenville County Zoning Ordinance does not allow access to a commercial property through a residential zoned property. The rezoning of the portion of the subject property would create a commercial strip of land to be used to access the adjacent commercial property.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning of the portion of R-S, Residential Suburban zoned property to C-2 Commercial.</p>
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