

**Zoning Docket from November 14<sup>th</sup>, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-109	Carl R. Eckerson and Nga Thi Nguyen Highway 25 and King Rd., Pelzer, SC 29669 Portion of 0603020103008 R-R1, Rural Residential District to C-3, Commercial District	26	Approval	Approval 11-16-22	Approval 12-5-22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 14<sup>th</sup>, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• The proposed rezoning is to subdivide the subject parcel to allow for the area fronting Hwy. 25 to be used commercial uses</li> <li>• Will move his current business of a nail salon that is located in the area to this portion of the parcel</li> <li>• Will develop the parcel under all County development regulations</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Rural Corridor</i>. The subject property is a part of the <u>South Greenville Area Plan</u>, where it is designated <i>Transitional Commercial and Rural Preservation</i>.</li> <li>• King Rd. is a two-lane County-maintained residential road. The parcel has approximately 274 feet of frontage along King Rd. Augusta Road (Highway 25) is a five-lane State-maintained road. The parcel has approximately 109 feet of front frontage along Augusta Road (Highway 25). The parcel is approximately 0.09 miles north of the intersection of King Rd. and Augusta Rd. (Hwy 25). The property is not along a bus route. There are also no sidewalks in the area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. Ellen Woodside Elementary is located within one mile of the site.</li> <li>• The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing a Nail Salon</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></p> <p>The subject property zoned R-R1, Rural Residential District is located along King Rd., a two-lane County-maintained residential road and Augusta Road (Highway 25), a five-lane State-maintained road. The parcel is designated as Rural Corridor in the <u>Plan Greenville County Comprehensive Plan</u> and Transitional Commercial in the <u>South Greenville Area Plan</u>. Staff is of the opinion that a successful rezoning to C-3, Commercial District, would be consistent with these future land use designations.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.</p>					