

Zoning Docket from July 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-046	Joseph W. Bryant of Seamon Whiteside for William A. Sylva of Was Investment Properties, LLC 1443 S. Batesville Rd. 0530050102002 I-1, Industrial District to C-3, Commercial District	21	Approval	Denial 7-26-23	Denial 8-14-23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 17, 2023 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures –</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 5.1 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. The subject property is not included in any area or community plans. • South Batesville Road is a two-lane State-maintained arterial road. The parcel has approximately 300 feet of frontage along S. Batesville Road. The parcel is approximately 0.65 miles northwest of the intersection of S. Batesville Road and Pelham Road. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is present on the site. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing mini-warehouses, plumbing business, landscape business, personal motorized vehicle sales, retail, and other C-3 compatible uses. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned I-1, Industrial District is located along South Batesville Road, a two-lane state-maintained arterial road. Staff is of opinion that a successful rezoning to the C-3, Commercial District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan, which designates the parcel as <i>Mixed Employment Center</i>. With that said, staff does not wish to see the rezoning process used as a tool to skirt enforcement action. The parcel contains multiple structures which were built recently without permits, which do not meet ordinance requirements, and which are being occupied by businesses that did not obtain certificates of occupation. While staff has based its decision on what to recommend based on the comprehensive plan, we do not wish for this to set a precedent for others hoping to ask forgiveness rather than permission. Were the property vacant, staff's recommendation would be the same.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3. Commercial District.</p>					
GCPC	At the July 26, 2023 Planning Commission meeting, the Commission voted to deny the rezoning request to I-1, Industrial District.					