

Zoning Docket from July 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-050	Randel B. Jones of Log Cabin Enterprises, Inc. for Log Cabin Enterprises, Inc. 104 West Rd. G004000101100 R-12, Single-Family Residential District to C-3, Commercial District	18	Approval	Approval 7-26-23	Approval 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></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Purchased this property many years ago and believes that the property is better served as commercial and not residential <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 0.68 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. • West Road is a two-lane State-maintained Collector road. The parcel has approximately 125 feet of frontage along West Road. The parcel is approximately 0.04 miles northwest of the intersection of Hwy 14 and West Road. The property is not along a bus route and there are no sidewalks along the subject property. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing an office. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned R-12; Single-Family Residential is located along West Road, a two lane State-maintained Collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District would not have an adverse impact on surrounding properties. Additionally, the requested rezoning would be consistent with surrounding zoning and uses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					