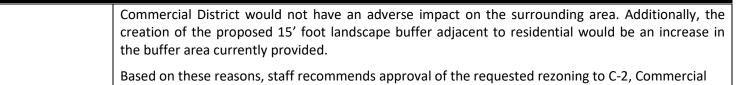
## Zoning Docket from November 6<sup>th</sup>, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-080	Zachary P. Grogan of Magnolia Property Group, LLC for Adam Ehlers 2 Elizabeth Dr., Greenville, SC 29615 Portion of P015090107000 R-20, Single-Family Residential District to C-2, Commercial	22	Approval	Approval 11-15-23	Approval 12-4-23	
Public Comments	Speakers For:  1. Applicant  • Has a contract to purchase the subject portion of the parcel and					Petition/Letter For:  Against:
Staff Report	<ul> <li>Below are the facts pertaining to this docket:         <ul> <li>The subject property consists of approximately .055 acres.</li> <li>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Neighborhood. The subject property is not part of any area or community plans.</li> <li>Elizabeth Drive is a two-lane County-maintained local road. The parcel has approximately 23 feet of frontage along Elizabeth Drive. The parcel is approximately 0.07 miles southeast of the intersection of E. Lee Road and Wade Hampton Boulevard. The property is not along a bus route but there is a bus stop approximately .15 miles north. There are 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. There are no schools located within a mile of the site.</li> <li>The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing to a driveway and landscape buffer for adjacent Commercial use.</li> </ul> </li> <li>CONCLUSION and RECOMMENDATION:</li> <li>The subject parcel, zoned R-20, Single-Family Residential District is located along Elizabeth Drive, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to C-2,</li> </ul>					

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District.