## Zoning Docket from March 18<sup>th</sup>, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION	
CZ-2024-018	Mitchell C. Jaffe of Culinary Facilities of Georgia for THF Holdco II, LLC 6040 Ponders Ct., Independence Blvd., & Interstate 85-South, Greenville, SC 29615 Portion of 0547020102008 O-D, Office District to S-1, Services District	22	Approval	Approval 3/27/24	Approval 4/1/24		
Public	Some of the general comments made by Speakers at the Public Hearing on March   Petition/Letter						
Comments	18, 2024 were:  Speakers For:  1. Applicant  • Acquired the parcel in 2023 and would like to use the building for a commercial kitchen operation.  • The property is split-zoned and would like to rezone the portion in question to match the rest of the S-1, Services District zone  • Will be using the existing building, but needs the portion of the subject property to be able to use it for ingress/egress  Speakers Against: None  List of meetings with staff: N/A					For: Against:	
Staff Report	<ul> <li>Below are the facts pertaining to this docket:         <ul> <li>The subject property consists of approximately 1.847 acres.</li> <li>The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Mixed Employment Center. The subject property is not part of any area of community plans.</li> <li>Ponders Court is a two-lane County-maintained local road. The parcel has approximately 29 feet of frontage along Ponders Court. Independence Boulevard is a two-lane State-maintaine local road. The parcel has approximately 269 feet of frontage along Independence Boulevard Interstate 85-South is a State-maintained highway. The parcel has approximately 687 feet of frontage along Interstate 85-South. The parcel is approximately 0.09 miles southwest of the intersection of Independence Boulevard and Roper Mountain Road. The property is not alon a bus route and there are no sidewalks located directly along the parcel.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. Southern Wesleyan University is located within one mile of the site.</li> <li>The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing ingress, egress, &amp; associated parking for a commercial kitchen.</li> </ul> </li> <li>CONCLUSION and RECOMMENDATION:</li> </ul>						
	The subject parcel, zoned O-D, Office District, is located along Ponders Court, a two-lane County-maintained local road, Independence Boulevard, a two-lane State-maintained local road, and Interstate 85-South, a State-maintained highway. Staff is of the opinion that a successful rezoning to S-1, Services						

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District is consistent with the <u>Plan Greenville County Comprehensive Plan</u> which designates the parcel as <i>Mixed Employment Center</i> . Additionally, the requested zoning district is consistent with adjacent
parcels on the South side of Independence Boulevard.
Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.