

**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-2024-020	Katelyn M. Kleckley of Aline Capital for 3795 E. North St., LLC 3795 E. North St., Greenville, SC 29615 0541030101100 C-1, Commercial District to C-2, Commercial District	22	Approval	Approval 3/27/24	Approval 4/1/24	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant                             <ul style="list-style-type: none"> <li>• Would like to rezone the property to allow for a liquor store on an adjacent parcel to be able to move to the subject property</li> <li>• The liquor store is required to vacate their current location on the adjacent parcel due to a Greenville County Library being developed in the existing building</li> <li>• The proposed use will not cause a negative impact on other uses in the building on the subject parcel</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> Petitions - 114</p> <p><b>Against:</b></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 consists of approximately 2.6 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Center</i>. The subject property is not part of any area or community plans.</li> <li>• E. North Street is a five-lane State-maintained arterial road and the parcel has approximately 561 feet of frontage along it. The parcel is approximately 0.15 miles east of the intersection of E. North Street and Haywood Road. The property is not along a bus route. There is a sidewalk along both sides of E. North Street.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Mitchell Road Elementary and Lake Forest Elementary.</li> <li>• The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a Commercial Center with Liquor Sales.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject parcel, zoned C-1, Commercial District is located along E. North Street, a five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the property as Suburban Center. Suburban Center calls for regional commercial uses that serve community shopping and service needs in areas of high-frequency transit. The proximity of the property to the intersection of higher traffic roads creates a node for denser mixed-use commercial centers.</p>					

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	Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.
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