

**Zoning Docket from April 15<sup>th</sup>, 2024 Public Hearing**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2024-023</b>	Suzanne Ridgway Childs of Childs Architecture, LLC for Saad Dunbar Exchange, LLC 1203, 1207, & 1209 Grove Rd., Greenville, SC 29605 Portion of WG01010401600 O-D, Office District to C-2, Commercial District	24	Approval	Approval 4/24/24	Approval 5/6/24	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 15, 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>• Parcel is currently split-zoned and would like to rezone the portion that is O-D, Office District to the C-2, Commercial District</li> <li>• Recently purchased this acreage to have better maneuverability on the site to reoccupy the structure on the property</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p>
<b>Staff Report</b>	<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 .083 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. The subject property is not part of any area or community plans.</li> <li>• Grove Road (HWY 20) is a two-lane State-maintained arterial road. The property has approximately 12 feet of frontage along Grove Road. The property is approximately 0.57 miles north of the intersection of Grove Road (HWY 20) and White Horse Road (HWY 25). There is a bus stop approximately 0.17 miles away at the intersection of Grove Road and I-185. There are no sidewalks in the immediate area.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. The Greenville Child Development Center is 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 a Mini-Warehousing.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject parcel, zoned O-D, Office District is located along Grove Road, a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with <u>the Plan Greenville County</u> Comprehensive Plan which designates the property as Transitional Corridor and specifies ‘Commercial’ as a primary use. Staff also feels that this rezoning would not have a negative impact on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.</p>					

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