

Zoning Docket from April 15th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-026	Tim Wayne Satterfield for HJT Enterprises, LLC 303 Jenkins Bridge Rd., HWY 418, & Nash Mill Rd., Fountain Inn, SC 29644 0567010103317 R-S, Residential Suburban District to C-2, Commercial District	26	Denial	Denial 4/24/24	Denial 5/6/24	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 15, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Recently put the property up for sale and everyone that approaches wants the property rezoned for commercial to allow for a strip center • Already spoke with SCDOT to confirm the locations of driveways • Currently has a contract • Would like the ability to have an ABC liquor sales option on the property • There is an existing ABC store 8 tenths of a mile from the subject parcel <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Lives directly across from the subject parcel • Does not want to see commercial use, nightclub, tavern, and other uses that are permitted in the proposed C-2, Commercial District developed on this property 2. Citizen <ul style="list-style-type: none"> • Lives in the immediate area and would not have purchased his house if there was the proposed C-2 District adjacent • Concerned with how this will affect property values 3. Citizen <ul style="list-style-type: none"> • The subject property is surrounded by residential zoned properties and existing subdivisions • Jenkins Bridge Rd. is a major cut through and concerned with traffic • Concerned with allowed uses 4. Citizen <ul style="list-style-type: none"> • Concerned with the negative impact that the uses that are allowed in the proposed C-2 District will cause in the surrounding area 5. Citizen <ul style="list-style-type: none"> • Concerned with traffic and safety <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></p>

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Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none">• The subject property consists of approximately 10.53 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.• Jenkins Bridge Road is a two-lane County-maintained local road. The parcel has approximately 750 feet of frontage along Jenkins Bridge Road. Highway 418 is a two to three-lane State-maintained arterial road. The parcel has approximately 781 feet of frontage along Highway 418. Nash Mill Road is a one to two-lane County-maintained local road. The parcel has approximately 526 feet of frontage along Nash Mill Road. The parcel is approximately 0.78 miles northeast of the intersection of Highway 418 and Fairview Road. The property is not along a bus route. There are no sidewalks in the area.• 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.• The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a Commercial Strip Center with ABC Liquor Sales. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned R-S, Residential Suburban District is located along Jenkins Bridge Road, a two-lane County-maintained local road, Highway 418, a two to three-lane State-maintained arterial road, and Nash Mill Road, a one to two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to C-2, Commercial District is not consistent with the <u>Plan Greenville County</u> Comprehensive plan which designates the parcel as <i>Suburban Neighborhood</i>.</p> <p>Based on this reason, staff recommends denial of the requested rezoning to C-2, Commercial District.</p>
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