

Zoning Docket from September 16<sup>th</sup>, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-061	Austin Allen of Arbor Land Design for James Daniel Ivey 212 Feaster Rd., Greenville, SC 29615 0547030101900 R-S, Residential Suburban District to C-1, Commercial District	21	Approval	Approval 10/2/24	Approval 10/14/24	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 16, 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 be able to construct an office space at this location</li> <li>• Speculating around 7,000 to 7,500 sq. ft. office space</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p>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>
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 1.1 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed-Use</i>. The subject property is not part of any area or community plans.</li> <li>• Feaster Road is a two to three-lane State-maintained collector road and the property has approximately 315 feet of frontage along it. The property is approximately 0.17 miles north of the intersection of Feaster Road and Woodruff Road (Hwy 146). The property is not along a bus route. 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. There are three schools located within a mile of the site: Langston Charter Middle School, Golden Strip Career Technology Center, and Mauldin Elementary School.</li> <li>• The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a Business Office.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject property, zoned R-S, Residential Suburban District is located along Feaster Road, a two to three-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would be consistent with the <u>Plan Greenville County</u> Comprehensive plan designation of <i>Suburban Mixed-Use</i> which lists office space as a primary use. The proposed zoning district would also be consistent with other parcel zoning in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial District.</p>					