

Zoning Docket from January 13th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-003	Jason Lee Thomas for August Third Properties, LLC 617 Sulphur Springs Road, Greenville, SC 29617 B010000201105 R-MA, Multifamily Residential District to C-3, Commercial District	19	Denial	Denial 1/22/2025	Denial 2/3/2025	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Bought this property with others along Sulphur Springs to be a homestead • Would like to sell cars on the property • Will live on an adjacent property <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 1.02 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood & Transitional Corridor</i>. The subject property is part of the <u>Berea Area Plan</u>, where it is designated as <i>Medium Density Residential</i>. • Sulphur Springs Road is a four-lane, State-maintained collector road. The parcel has approximately 229 feet of frontage along Sulphur Springs Road. The parcel is approximately 0.17 miles northeast of the intersection of Sulphur Springs Road and Hunts Bridge Road. The property is located about .50 miles away from Bus Route 502 at White Horse Road and Bus Route 506 Woodside at Farris Bridge Road and W. Parker Lane. There are sidewalks located adjacent to the parcel. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one miles of the site; Berea Elementary & Berea High. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing automobile sales and rental. <p>CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-MA, Multifamily Residential District, is located along Sulphur Springs Road, a four-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to C-3, Commercial District would not be consistent with the <u>Berea Area Plan</u> which designates the parcel as <i>Medium Density Residential</i> or the <u>Plan Greenville County</u> Comprehensive Plan which designates a majority of the parcel as <i>Suburban Neighborhood</i>.</p> <p>Based on these reasons, Staff recommends denial of the requested rezoning to C-3, Commercial District.</p>					