

Zoning Docket from February 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2018-11	Lynn A. Solesbee for 4100 Pelham, LLC 4100 Pelham Road 0533040100709 S-1, Services to C-3, Commercial	21	Approval	Approval 02-28-18	Approval 3-5-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 19, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Previous store closed • Upgrading parking lot and landscaping • Rear of property to be used as retail or office space • Restaurant located in the front of the property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned S-1, Services, is 1.10 acres of property located on Pelham Road approximately 0.25 miles west of the Pelham Road and I-85 interchange. The parcel has approximately 310 feet of frontage along Interstate Court and 250 feet of frontage along Pelham Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant stated at the public hearing that the proposed land use is for retail.</p> <p>The subject site is located along Pelham Road near the I-85, Pelham Road Interchange. There are commercial land uses to the north, west and south of the subject site. This parcel is located in a highly commercialized area of the county. Staff is of the opinion rezoning this parcel to C-3, Commercial is an appropriate zoning based on the surrounding zoning and current land uses in the area. The requested rezoning is also consistent with the Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>					