

Zoning Docket from November 16, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-73	David Benedict Nocella of Group 1.6, LLC for Hicham M. Hatoum 2813 Wade Hampton Boulevard P015040100201 S-1, Services to C-2, Commercial	20	Approval	Approval 11-18-20	Approval 11-30-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> States rezoning would allow a portion of the site to be redeveloped into new commercial development. <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>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed-Use Corridor</i>. Floodplain is not present on the overall site, and there are no known significant or cultural resources on this site. There is one school located within a mile of the site, Our Savior Lutheran School. The property is along a bus routes, Route 508, and there are sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned S-1, Services is 0.57 acres of property located on Wade Hampton Blvd. The subject property is approximately 1.22 miles southwest of the intersection of Wade Hampton Boulevard and Rutherford Road. The parcel has approximately 102 feet of frontage along Wade Hampton Boulevard. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for Restaurant and Offices.</p> <p>CONCLUSION</p> <p>The subject parcel is along Wade Hampton Blvd., a State-maintained arterial which has a variety of commercial uses many of which are zoned C-2, Commercial. Additionally, the subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed-Use Corridor</i>. Staff is of the opinion that a successful rezoning to C-2, Commercial would align with the comprehensive plan, allowing for a mixed-use development.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					