

**Zoning Docket from November 16, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2020-78	Randall Bentley of Lee and Associates for Sikes Properties, LLC 5151 Pelham Road 0533020101201 C-1, Commercial To C-2, Commercial	21	Approval	Approval 11-18-20	Approval 11-30-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 16, 2020 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• states purpose of rezoning is a new wine and liquor store.</li> <li>• Mentions petition in favor of rezoning.</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> 7/Petition</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i>. Floodplain is not present on the overall site. There are no schools located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned C-1, Commercial and is 1.19 acres of land located on Pelham Road, and is approximately 0.45 miles east of the interchange of Interstate 85 and Pelham Road. The subject parcel has approximately 480 feet of frontage along Pelham Road. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for liquor sales.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel is located at the corner of Pelham Road and Littlejohn Glen Court. The surrounding area consists of commercial, industrial, and service like uses. Staff is of the opinion that a successful rezoning to C-2, Commercial would not have an adverse impact on the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					