

Zoning Docket from January 11, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-01	Magdi K. Kelada W. Bramlett Road 0129000203500 R-12, Commercial To C-2, Commercial District	23	Denial	Denial	Denial	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to rezone property for commercial use, possibly as either a car sales lot or apartments. • Area under power lines would be used for parking <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: Magdi K. Kelada</p> <p>Against: 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>Transitional Corridor</i> and <i>Traditional Neighborhood</i>. Floodplain is not present on the overall site. There are three schools within one mile of the site, Alexander Elementary, Legacy Charter School, and Monaview Elementary. The property is not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential and is 3.87 acres of land located on W. Bramlett Road, and is approximately 0.11 miles east of the intersection of W. Blue Ridge Drive and W. Bramlett Road. The subject parcel has approximately 271 feet of frontage along W. Bramlett 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 Auto Sales.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-12, Single-Family Residential, and requesting C-2, Commercial, is located along W Bramlett Rd, a State-maintained minor collector. The subject property is across from C-2, Commercial parcels with R-12 surrounding it. Staff is of the opinion that the requested rezoning from R-12, Single-Family Residential to C-2, Commercial would not be appropriate due to the location of the utility easement on site which bisects the property. This easement restricts commercial development on the majority of the acreage of this parcel. The close proximity to the elementary school is also a concern to staff due to the allowable uses in the C-2, Commercial zone.</p> <p>Based on these reasons, staff recommends denial of the requested zoning to C-2, Commercial.</p>					