

Zoning Docket from January 11, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-06	Sook Young Yoon of Kelly Company, Inc. for Kelly Company, Inc. 2176 E. Coleman Road 0534010100916 O-D, Office District to C-1, Commercial District	21	Approval	Approval	Approval	
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"> • Currently, the Korean Center and a real estate office are on the property • Wants to put a small Beauty Salon in the existing garage on the property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</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>Suburban Mixed Use</i>. Floodplain is not present on the site, and there are no known significant or cultural resources on this site. There are also no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned O-D, Office District is 0.91 acres of property located on E. Coleman Road. The subject property is approximately 0.05 miles northeast of the intersection of S Batesville Road and E. Coleman Road. The parcel has approximately 207 feet of frontage along E. Coleman Road. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states that the proposed land use is for a Cultural Center Office, a Real Estate Office, and a Beauty Salon.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned O-D, Office District, is located along E. Coleman Rd., a State-maintained Minor Collector road. This property is also located adjacent to several properties with commercial zoning districts and land uses. Staff is of the opinion that the requested rezoning from O-D, Office District to C-1, Commercial is appropriate for this site due to the close proximity to other commercial uses at the intersection of E. Coleman Rd. and Batesville Rd.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.</p>					