

**Zoning Docket from January 11, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-12	Alex Zuendt of Zuendt Engineering for V-go Holdings, LLC Feaster Road 0547030101902 R-S, Residential Suburban to C-1, Commercial	21	Approval	Approval	Approval	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Previously requested C-2, Commercial</li> <li>• Would like to have a small retail space with at least a Laundromat</li> <li>• Would be useful to the apartments across the road and surrounding community</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 For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <i>Plan Greenville County Comprehensive Plan</i>, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is present on the overall site. There is one school located within one mile of the site: Langston Charter Middle. 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 R-S, Residential Suburban and is 1 acre of land located on Feaster Road, and is approximately 0.20 miles north of the intersection Feaster Road and Woodruff Road. The subject parcel has approximately 275 feet of frontage along Feaster 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 retail.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along Feaster Road, a State-maintained minor collector road. The surrounding area along Feaster Rd. does consist of a variety of uses, which are consistent with the proposed C-1 zoning classification. Staff is of the opinion that the requested rezoning from R-S, Residential Suburban to C-1, Commercial would not be detriment to the area.</p> <p>Based on these reasons, staff recommends approval of the requested zoning to C-1, Commercial.</p>					