

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-64	Stanley E. McLeod of Brown, Massey, Evans, McLeod & Haynesworth, LLC for Willis Real Estate Holdings, LP N. Hwy 101 and Pine Dr. T020010100102 C-1, Commercial District to C-2, Commercial District	18	Approval	Approval 7-28-21	Held 8-16-21 Denial 9-20-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Property owners operate a convenience store for beer and wine, but would like to open a liquor store on site • Believes the plan is consistent with future use of the property • 900 sq. ft. will be used for the ABC package store and not a bar <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Does not want a liquor store adjacent to her property • Does not follow the intent in the Zoning Ordinance with regards to C-2, Commercial zone • Property is surrounded with R-S, Residential Suburban zoning • Concerned with the effect a liquor store would have on the residential parcels in the area <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 300 – Petition</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</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>SUMMARY</p> <p>The subject parcel is zoned C-1, Commercial and is XX.X acres of land located on N. Hwy 101 and Pine Drive, and is approximately 0.42 miles northwest of the intersection of N. Hwy 101 and S. McElhaney Rd. The parcel has approximately 192 feet of frontage along N Hwy 101, and approximately 160 feet of frontage along Pine Drive. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for gas station, convenience store, and ABC liquor sales.</p> <p>CONCLUSION</p> <p>The subject property is located along N Hwy 101, a two-lane State-maintained Collector road, and Pine Drive, a two-lane County-maintained Residential road. Staff is of the opinion that the requested rezoning to C-2, Commercial for the addition of ABC liquor sales to this site would not have an adverse effect on the surrounding area, due to the primarily rural character, and due to the site’s location along N. Hwy 101.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

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P&D	At the August 16, 2021 Planning and Development Committee meeting, the Committee approved the request of the applicant to Hold this docket until the September 20, 2021 Committee meeting.
P&D	At the September 20, 2021 Planning and Development Committee meeting, the Committee denied the applicant's request to rezone the parcel to C-2 citing that the surrounding residential property owners were not interested in having a liquor store in this area.