

Zoning Docket from August 16, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-72	Mina M. Kelada 4923 Old Augusta Rd 0389000601610 R-M20, Multifamily Residential District to C-3, Commercial District	25	Denial	Denial 8-25-21	Denial 9-20-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 16, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • None <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> • Major issue with regards to fire safety from the Fire Marshall • Commercial use is not compatible with the surrounding residential parcels. 2) Citizen <ul style="list-style-type: none"> • Concerns with a used tire shop and outdoor storage of tires and debris. • Concerned with commercial uses not being compatible with surrounding residential uses. 3) Citizen <ul style="list-style-type: none"> • Already three used tire shops in this area • Wanting the property to be cleaned up and not made worse • Next door is a daycare 4) Citizen <ul style="list-style-type: none"> • Neighborhood is a peaceful neighborhood and proposed commercial uses does not fit • Too much drug activity in this area currently <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 24 - Petition 1 - Letter</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 & Suburban Neighborhood</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Quest Leadership Academy. The property is along any bus route, Route 507 and there are sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-M20, Multifamily Residential and is 0.5 acres of land located on Old Augusta Rd, and is approximately 0.25 miles South-east of the intersection of Augusta Road and Old Augusta Road. The subject parcel has approximately 106 feet of frontage along Old Augusta Rd. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for Tire Sales.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-M20, Multifamily Residential and located along Old Augusta Road is a two-lane state-maintained collector road. Staff is of the opinion that rezoning to C-3, Commercial is not appropriate for the area due to the prevalence of single-family residential surrounding the property. Additionally, the applicant’s goals of retail could be achieved in a less intensive commercial</p>					

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	<p>zoning designation.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial.</p>
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