

**Zoning Docket from April 20, 2020 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-25	Thomas M. Gilstrap for Thomas M. Gilstrap Revocable Trust 3518 Old Buncombe Road 0159000100106 I-1, Industrial to C-3, Commercial	19	Approval	Approval 4-29-20	Approval 5-4-20	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 20, 2020 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>Has renter prospects for commercial uses, but not industrial uses</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. Floodplain is not present on the site, and there are no known significant historic, cultural, or environmental resources on the site. There are two schools nearby; Lakeview Middle School located approximately 0.10 miles away, and Cherrydale Elementary School located approximately 0.95 miles away. Additionally, the property is along Bus Route 508, and sidewalks are present in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned I-1, Industrial is 0.24 acres of property located on Old Buncombe Road approximately 0.40 miles northwest of the intersection of Old Buncombe Road and W Blue Ridge Drive. The subject parcel has 135 feet of road frontage along Old Buncombe Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for a beauty shop.</p> <p><b>CONCLUSION</b></p> <p>This subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan and is designated as <i>Traditional Neighborhood</i>. This future land use designation primarily supports Single-family attached and detached Residential, but does allow for small-scale commercial, civic and institutional facilities, and small-scale apartments buildings. The proposed use of a beauty shop conforms with this future land use designation. Additionally, parcel is adjacent to existing C-3, Commercial. Therefore, the requested rezoning to C-3, Commercial is compatible with existing zoning and land uses in the immediate area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>					
GCPC	At the April 29, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to C-3, Commercial.					
P&D	At the May 4, 2020 Planning and Development Committee Meeting, P&D Committee recommended approval of the requested rezoning to C-3, Commercial.					