

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-17	Edward D. Jones for Furman Square, LLC 5205 Old Buncombe Road 0432000301400 C-2, Commercial to S-1, Services	19	Approval	Approval 4-22-20	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>• Wants to allow ice warehousing on the property</li> </ul> <p><u>Speakers Against:</u> 1) 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 Comprehensive Plan</u>, where it is designates as a <i>Suburban Commercial Center</i>. Floodplain is not present on the site, and there are no known significant historic, cultural or environmental resources on site. Duncan Chapel Elementary School is located 0.34 miles from the subject property. Additionally, the subject property is along Bus Route 503; however, there are no sidewalks in the area.</p> <p><b>SUMMARY</b></p> <p>The subject parcel zoned C-2, Commercial is 2.1 acres of property located on Old Buncombe Road approximately 0.05 miles north of the intersection of Old Buncombe Road and Poinsett Highway (US-276). The subject parcel has approximately 360 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for business office, trim/upholstery shop, t-shirt fabrication shop, a cell tower, and storage and distribution of ice.</p> <p><b>CONCLUSION</b></p> <p>This property is within the <u>Plan Greenville County Comprehensive Plan</u>, designated as a Suburban Commercial Center. These centers are highway-oriented commercial centers that serve community-wide shopping and service needs. The current uses that are proposed to continue at the subject site are service-oriented, as well as the addition of storage and distribution as a use on site. Additionally the site’s configuration and layout make it more suited for service-oriented businesses than commercial-oriented businesses.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					
GCPC	At the April 22, 2020 Planning Commission Meeting, Planning Commission recommended approval of the requested rezoning to S-1, Services.					
P&D	At the May 4, 2020 Planning and Development Committee Meeting, P&D Committee recommended approval of the requested rezoning to S-1, Services.					