

Zoning Docket from May 18, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-34	Joe W. Bryant, Seamon Whiteside & Associates, Inc. for Greg Minton of Enigma Corporation 17 Blacks Drive 0533040101902 R-20, Single-family Residential to C-1, Commercial	21	Denial	Held 5-27-20 Approval 6-24-20	Approval 7-6-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 18, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Adjacent parcel on corner is already C-1 • Feels parcel is suitable for a gas station and car wash • Met with SCDOT to coordinate the drives • Feels project is consistent with its future land use designation • Would incorporate an extensive buffer around project <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Would like to leave residential areas as residential • Would not like commercial to expand any further • Wants to protect the quality of life and residential feel of the area <p>2) Resident</p> <ul style="list-style-type: none"> • Concerned about increase in traffic <p>List of meetings with staff: None</p>					<p><u>Petition/Letter For:</u> None</p> <p><u>Against:</u> 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 Mixed-use</i>. Floodplain is not present on the site and there are no known significant or cultural resources on this site. There are no schools located nearby. Additionally, the property is not along a bus route, nor are there any sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned R-20, Single-family Residential is 0.59 acres of property located on Blacks Drive approximately 0.06 miles south of the intersection of Blacks Drive and Pelham Road. The subject parcel has 130 feet of road frontage along Blacks Drive. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states that the proposed land use is for a gas station, convenience store, and car wash.</p> <p>CONCLUSION</p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Mixed Use</i>. This future land use designation includes a variety of single-family and multifamily building types. Regional or neighborhood commercial, office, and institutional uses are also listed as some primary uses for these areas.</p> <p>Despite this future land use designation, this area is still residential in nature. Staff is of the opinion that rezoning to C-1, Commercial would not be consistent with adjacent residential land uses, and that the proposed use of a gas station with convenience store is more suited to automobile-oriented</p>					

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	<p>future land use designations, rather than the <i>Suburban Mixed Use</i> land use designation.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.</p>
GCPC	<p>At the May 27, 2020 Planning Commission meeting, the Commission members voted to hold the applicant's rezoning request at the request of the applicant in order to meet with the community regarding a deed restriction for a buffer.</p> <p>At the June 24, 2020 Planning Commission meeting, this docket was taken off hold, and the Commission members voted to recommend approval for the requested rezoning to C-1, Commercial.</p>
P&D	<p>At the July 6, 2020 Planning and Development Committee Meeting, the Committee members initially voted to recommend denial of the requested rezoning to C-1, Commercial.</p> <p>However, at the request of Councilman Roberts, a motion was made and approved to reconsider the recommendation made for this docket. After reconsideration, the Committee members voted to recommend approval of the requested rezoning to C-1, Commercial.</p>