

Zoning Docket from October 19, 2020 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2020-63	Raul Lopez, Jr. Old Piedmont Highway 0102000223500 C-1, Commercial to C-3, Commercial	25	Approval	Approval 10/28/20	Approval 11/2/20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 19, 2020 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to rezone to have a landscape business • This is the applicant's first business that he has tried to start <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 21 Petitions</p> <p>Against: None</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>Traditional Neighborhood</i>. Floodplain is present on the site, and the rear of the site is wooded and bound by Welcome Creek. There are no schools located within a mile of the site. The property is also not along any bus routes and there are no sidewalks located in the area.</p> <p>SUMMARY</p> <p>The subject parcel zoned C-1, Commercial is 0.62 acres of property located on Old Piedmont Highway, and is approximately 0.73 miles north of the intersection of Old Piedmont Highway and Interstate 185. The subject parcel has approximately 224 feet of road frontage along Old Piedmont Highway. 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 landscape business.</p> <p>CONCLUSION</p> <p>This property fronts Old Piedmont Highway, a two-lane State-maintained collector, where other commercial and service businesses are located. Staff is of the opinion that the applicant's request for C-3, Commercial along this type of collector would not adversely impact the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					
GCPC	At the October 28, 2020 Planning Commission meeting, the Commission members voted to recommend approval of the applicant's request for C-3, Commercial.					
P&D	At the November 2, 2020 Planning and Development Committee meeting, the Committee members voted to recommend approval for this rezoning request.					