

**Zoning Docket from May 17, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-46	Floyd T Hendricks of Hendricks Products for Sam Cox on behalf of JSCI County Line, LLC 3326 New Easley Hwy 0239010100600 S-1, Services District to C-2, Commercial District	23	Denial	Denial 5-26-21	Denial 6-14-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> none</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 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>Rural Corridor</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Tanglewood Middle. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned S-1, Services and is 0.9 acres of land located on New Easley Hwy, and is approximately 2.07 miles west of the intersection of Hwy 123 and Hwy 25. The subject parcel has approximately 176 feet of frontage along New Easley Hwy (Hwy 123). The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states that the proposed land use is for Restaurant and Retail.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned S-1, Services, is located along New Easley Hwy, a State-maintained Arterial Road. A successful rezoning to C-2, Commercial would allow for the applicants proposed use of Restaurant and Retail; however, while staff recognizes the adjacent property's C-2 zoning, Staff is of the opinion that the proposed uses could be achieved in a less restrictive zoning classification which would better align with the Greenville County Comprehensive Plan and the Riverdale-Tanglewood Community Plan.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial.</p>					