

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|---|----------|------------|---------------------|--------------------|--|
| CZ-2025-025 | Jaime L. O'Brien of Carolina Holdings, Inc. for James A. Boling, Jr. 3835 E. North Street, Greenville, SC 29615 0541030100700 O-D, Office District to C-1, Commercial District | 22 | Approval | Approval 4/23/25 | Approval 5/5/25 | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on April 14, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> The property is currently 1600 sq. ft. and would like to rezone to C-1 to have more opportunities like a beauty salon <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p> | | | | | <p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p> |
| Staff Report | <p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately .6 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Center</i>. The subject property is not part of any area or community plans. East North Street is a three to five-lane State-maintained minor arterial road. The parcel has approximately 97 feet of frontage along East North Street. The parcel is approximately 0.23 miles northeast of the intersection of East North Street and Howell/Haywood Road. The property is not along a bus route. There are sidewalks located directly along the parcel. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Mitchell Road Elementary. The applicant is requesting to rezone the property to C-1, Commercial District. The applicant is proposing to allow additional commercial uses. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned O-D, Office District, is located along East North Street, a three to five-lane, State-maintained minor arterial road. Staff is of the opinion that a successful rezoning to C-1, Commercial District is consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Suburban Center</i>. Additionally, Staff feels the requested zoning district would not create an adverse impact on surrounding parcels.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to C-1, Commercial District.</p> | | | | | |