

Zoning Docket from October 20, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-067	Nikhil Patel of Maruti Four LLC 1035 S. Batesville Rd., Greenville, SC 29650 0534010100403 S-1, Services District to C-3, Commercial District	21	Denial	Denial 10/22/25	Hold 11/3/25 Approval 12/1/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 20, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to open a convenience store at this location • Property was previously operated as a gas station • Spoke with surrounding residents about opening a convenience store and has support <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter</p> <p><u>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 1 acre. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Employment Center</i> with a small portion as <i>Suburban Mixed Use</i>. The subject property is not part of any area or community plans. • South Batesville Road is a two-lane State-maintained arterial road. The parcel has approximately 160 feet of frontage along South Batesville Road. The parcel is approximately 2 miles southeast of the intersection of South Batesville Road and Hammett Bridge Road. The property is not along a bus route. There are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing Retail. <p>CONCLUSION and RECOMMENDATION: The subject property, zoned S-1, Services District, is located along South Batesville Road, a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial District, would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Mixed Employment Center</i> and would not be consistent with similar zoning in the area.</p> <p>Based on these reasons, Staff recommends denial of the requested rezoning to C-3, Commercial District.</p>					
P&D	<p>At the December P&D Committee meeting, the Committee voted to approve the rezoning request to S-1, Services District due to the fact that the proposed use of a gas station and other C-3, Commercial District would be fitting with surrounding uses.</p>					