

ZONING DOCKETS FROM MARCH 4, 2013 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-5	Joy Satterfield Hipps Drive (Simpsonville) S-1 to R-S 0560030103342, 0560030103300, and 0560030103315 (portion)	27	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 18, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Would like to rezone property for the actual use (2) Did not realize it was not zoned residential (3) Would like to build another house on a portion <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The site has always been used as a farm and pasture land for the property owner who lives on site and adjacent to two of the subject parcels. The reason the parcels are zoned S-1, Services, are due to the adjacent electrical contractor's business (Hipps) which requested to be made conforming at the time the area was zoned in 1996. In 1996, all of the subject properties were one property and tax map number. When the request was made to zone the property S-1, Services, with the area zoning all of the acreage was zoned even though that was not the intent of the owner.</p> <p>The surrounding area is zoned R-S, Residential Suburban, and the proposed district and permitted uses are consistent with the residential development pattern of the area. The existing and proposed land use meets the intent of the R-S, Residential Suburban, district. Staff is of the opinion the R-S, Residential Suburban request is appropriate at this location and recommends approval of the request.</p>					