

ZONING DOCKETS FROM June 2, 2014 P and D Committee Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-18	William Henderson for John D. Hollingsworth on Wheels 897 N. Main Street, Mauldin M010040100802 R-12 to S-1	24	Approval	Approval 5-28-14	Approval 6-2-14	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 19, 2014 were:</p> <p><u>Speakers For:</u> Old industrial building; was incorrectly zoned. S-1 is correct zoning. Purpose to sell properties and give 100% proceeds away.</p> <p><u>Speakers Against</u> Mr. Hollingsworth made guarantees that nothing adverse would happen on property. Concern about combination with lot to north. Screening, stormwater, and septic concerns. Will support if developer reaches out.</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject property is a developed parcel of land located on the northwest corner of Main Street (Laurens Road/U.S. 276) and Knollwood Drive. It has approximately 150 feet of frontage on Laurens Road. The property is currently zoned R-12 (Single-Family Residential); this application is requesting to rezone to S-1 (Services). This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.</p> <p>The property to the north of the subject property is zoned O-D (City of Mauldin) and is currently occupied by Upstate Golf Carts. The property to the east of the subject property is zoned S-1 (Services) and is currently occupied by CF Sauer Company. The property to the south of the subject property is zoned C-2 (Commercial) is currently occupied by K&N Auto Sales. The properties to the west of the subject property are zoned R-12 (Single-Family Residential) and are currently occupied by single-family residences.</p> <p>The subject property was in use as Hollingsworth on Wheels Shop, where they worked on textile machinery and repaired parts for over 40 years. The site has been vacant since they closed the shop in 2009. Hollingsworth Funds is requesting rezoning of the property to align zoning with the former use.</p>					