

Zoning Docket from September 15, 2014 P and D Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-30	Larry Strange for LSTB, LLC. 5215 Old Augusta Road, 1 Fork Shoals Road, and Churchill Circle 0391000100400, 0391000100500, 0391000100600, 0391000100700 C-2 & R-12 to S-1	25	Approval	Approval	Approval	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 18, 2014 were: <u>Speakers For:</u> Applicant spoke in favor. Would like rezoning to expand current use to manufacture fencing and gates. Hours of operation M-F, 8-5. Business employs 11 people. <u>Speakers Against</u> None					Petition/Letter <u>For:</u> None <u>Against:</u> None
Staff Report	<p>This application to rezone consists of four separate parcels, Lots 3 through 6; all located within the Augusta Acres subdivision. The subject properties include three parcels occupied by Greenville Fence, fronting on Old Augusta Road and Fork Shoals Road (Lots 3-5); and one parcel which is undeveloped and located on Churchill Road (Lot 6). The properties have approximately 750 feet of total road frontage. The properties are currently zoned C-2 (Commercial) and R-12 (Single Family Residential); this application is requesting to rezone all four parcels to S-1, Services. The S-1 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 applicant is requesting rezoning of the property to expand his business, known as Greenville Fence Sales, Inc. The original request was to rezone only Lot 6 from R-12 to C-2, to match the current zoning of C-2 on Lots 3-5. However, through research staff feels that the current use of Lots 3-5 better aligns to that of the uses allowable in the S-1 district. Greenville Fence, Inc. has out-grown Lots 3-5, and would like to use Lot 6 for warehousing purposes.</p>					

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	<p>Protective Covenants were made known to staff regarding the Augusta Acres subdivision. According to those covenants, the subject properties shall be used for business, community, civic, school, or residential purposes.</p>
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