

Zoning Docket from December 1, 2014 P and D Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-51	David Loudin for Greenville Elks Lodge #858 7700 Pelham Road 0530050102203 7.4 acres C-1 to S-1	21	Approval	Approval 11-19-14	Approval 12-1-14	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 17, 2014 were:</p> <p><u>Speakers For:</u> 1) Plans to use rear of property for outdoor shooting range, which requires S-1 district. Range would be for existing members and help draw new members. Existing and additional trees and berms will help to absorb and deflect sound. Not intending to use the range on Sunday evenings. Property is in midst of other industrial/service properties, not commercial.</p> <p><u>Speakers Against</u> None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject property is a parcel of land located on Pelham Road to the west of the Pelham Road/ S.Batesville Road Intersection. They have approximately 150 feet of total road frontage. The property is currently zoned C-1 (Commercial); this application is requesting to rezone 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 listed the proposed use of the property as "Subsequent request for Special Exception for outdoor Rifle Range".</p>					