

**Zoning Docket from March 14, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-15	Rajaraman Sundaram for Sheron Davis 111 Adams Mill Road 0542020102300 R-S, Residential Suburban To C-1, Commercial	27	Denial	Denial 3/23/16	Denial 4/4/16	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2016 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>• Ballet school instructor for 17 years</li> <li>• Limited hours in current location</li> <li>• 4:30-8pm weekdays, 10am-2pm weekends, typically not on Sunday</li> <li>• Renovate, add to the existing structure</li> </ul> </li> </ul> <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> <li>1)resident, Pastor of adjacent Church <ul style="list-style-type: none"> <li>• Church's desire to maintain the residential zoning</li> <li>• Some of the uses of concern include retail, shopping center, etc.</li> <li>• The housing density has increased and farming in no longer prominent</li> <li>• Wal-Mart and other retail is spreading</li> <li>• Commercial zoning will affect the residential character</li> <li>• Cannot keep the next owner from changing to another commercial.</li> </ul> </li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
<b>Staff Report</b>	<p>The subject parcel is 1 acre of property located on Adams Mill Road approximately 0.15 miles northeast of the intersection of Adams Mill Road and Highway 14. The parcel has approximately 180 feet of frontage along Adams Mill Road.</p> <p>The applicant states the proposed land use is for a dance studio. The proposed use would be allowed in commercial zoning, C-1, C-2, or C-3; however, no other commercial uses currently exist in the vicinity. The City of Simpsonville municipal boundary is across the street and is currently undeveloped.</p> <p>It is staff's opinion that this requested rezoning would impact the character of the surrounding area. The request may result in increased non-residential traffic to the area. The proposal is inconsistent with future land use plan.</p> <p>Based on these reasons, staff recommends denial of the requested C-1, Commercial.</p>					