

**Zoning Docket from September 19, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-55	Judson M. Powers for Carroll W. Pittman 2761 E. Phillips Road 0530020100300 and 0530020101400 R-S, Residential Suburban to S-1, Services	21	Approval	Approval 9-28-16	Approval 10-3-16	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 19, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Owner</p> <ul style="list-style-type: none"> <li>• No longer a place for a home</li> <li>• Across the home is industry</li> </ul> <p>2) Applicant</p> <ul style="list-style-type: none"> <li>• Owns Rocky Creek vet clinic</li> <li>• Would like to expand business and move a portion out to this location</li> <li>• Area not suited for residential any more</li> </ul> <p>3) Relator</p> <ul style="list-style-type: none"> <li>• Has been on the market as a residence for 4 years</li> <li>• Waste water treatment center a huge impact on the property value</li> </ul> <p>4) Applicant</p> <ul style="list-style-type: none"> <li>• Growing therapy business</li> <li>• Wants yoga to continue patients rehabilitation</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> 88</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-S, Residential Suburban is 4.19 acres of property located on East Phillips Road approximately 0.7 miles north of the intersection of Highway 14 and Pelham Road. The parcel has approximately 700 feet of frontage along East Phillips Road.</p> <p>The applicant is requesting to rezone to S-1, Services. There is an existing waste water treatment plant to the west of the subject property. This parcel is also located in the GSP Airport Environs-Special Land Use Area. The Future Land Use Map identifies this area an Employment Center.</p> <p>The applicant states the proposed land use is for a pet resort (dog and cat boarding), outpatient physical therapy and yoga.</p> <p>It is staffs opinion that rezoning this parcel to S-1, Services would be a more appropriate zoning with the existing land uses in the area. The subject parcel is located to the east of a waste water treatment center and a public dog park. Staff is of the opinion that the requested zoning is consistent with existing and emerging zoning patterns towards non-residential uses. The proposed S-1 zoning is consistent with the Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					