

Zoning Docket from October 17, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-58	William Jackson Foster, Jr. 400 W. Marion Road B013030112000 R-10, Single-Family Residential to S-1, Services	19	Denial	Denial 10-26-16	Denial 10-31-16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 17, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would be the mechanic for the property • Used it as storage for the past 8-10 years <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned about Long Branch Creek pollution <p>2) Resident</p> <ul style="list-style-type: none"> • Concerned over flooding along the street • Lots of car and foot traffic along road • Located in the middle of residential area <p>3) Resident</p> <ul style="list-style-type: none"> • Would like to see plans for rezoning • Concerns over traffic • Narrow 2 lane road <p>4) Resident</p> <ul style="list-style-type: none"> • Wrong location for business • Locate along white horse road • Concern over flooding and water pollution <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-10, Single-Family Residential is 0.88 acres of property located on W. Marion Road approximately 1 mile north of the intersection of White Horse Road and W. Blue Ridge Drive. The parcel has approximately 220 feet of frontage along W. Marion Road.</p> <p>The applicant is requesting to rezone the property to S-1, Services. The parcel was historically used as a garage, and was made a legal non-conforming use when zoned in 1972. This use has since ceased, resulting in the loss of grandfathering status. The subject parcel is surrounded by single and multifamily residential zoning. Single-Family Residences are located to the north, east, and south of the subject parcel. The Greenville County Comprehensive Plan designates this area for residential land uses.</p> <p>The applicant states the proposed land use is for a service garage.</p> <p>Staff is of the opinion that rezoning this parcel to S-1, Services is inconsistent with the surrounding land uses. Staff believes rezoning to S-1 would have an immediate negative impact to the surrounding community and would be detrimental to the quite residential nature of the area. The requested rezoning is also inconsistent with the adopted county future land use map.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>					