

Zoning Docket from January 23, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-01	Oscar Quiroga for Byron Ramirez Aristizabal 1703 Rutherford Road P005000300600, P005000401300 and P005000401900 I-1, Industrial to S-1, Services	20	Approval	Approval 1/25/17	Approval 2/6/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Has been selling and fixing cars for the past 15 years • Obtained right of way through property before applying • Would like to sell and service cars at shop • Current zoning does not allow him to do this <p>2) Applicant</p> <ul style="list-style-type: none"> • Wants to keep working in his community • Mechanic in the area • Owner of the property <p>3) Resident</p> <ul style="list-style-type: none"> • Supports this business • Thinks rezoning should be approved <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned I-1, Industrial is 0.91 acres of property located on Rutherford Road approximately 1 mile northeast of the intersection of North Pleasantburg Drive and Rutherford Road. The parcel has approximately 180 feet of frontage along Mooney Road and 250 feet of frontage along Rutherford Road.</p> <p>The applicant is requesting to rezone the property to S-1, Services. The properties to the north and south are zoned I-1, Industrial and the property to the west is zoned S-1, Service. The subject property is located along a Regional Corridor.</p> <p>The applicant states the proposed land use is for automobile sales and service.</p> <p>The subject parcel is located in a section of Rutherford Road characterized by industrial and service oriented uses and zoning. Staff is of the opinion the requested S-1 zoning is consistent with the existing land use of the subject site and zoning in this section of Rutherford Road. The rezoning request is also consistent with the Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					