

Zoning Docket from November 14, 2016 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPD REC. | P&D REC. | COUNCIL ACTION |
|------------------------|---|-----------------|-------------------|---|--|--|
| CZ-2016-66 | Jay Estola for James Wilson Locust Hill Road T021000100600 R-10, Single-Family Residential to O-D, Office District | 18 | Approval | Denial 11/16/16 Approval 4/26/17 | Held 11/28/16 Denial 2/6/17 Held 3/6/17 Denial 4/3/17 Approval 5/1/17 | Returned to P&D 2/21/17 Returned to Planning Commission 4/18/17 |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on November 14, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to move the business office to this location • Currently renting office space • The applicant is a custom developer located in Greenville County <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Originally zoned in the 90's • Ingles is the only commercial along Locust Hill Road • Wants it to stay zoned residential • Applicant could locate business across the street in the unzoned area <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 R-S, Residential Suburban is 1 acre of property located on Locust Hill Road approximately 1.5 miles southeast of the intersection of Wade Hampton Boulevard and North Buncombe Road. The parcel has approximately 190 feet of frontage along Locust Hill Road.</p> <p>The applicant is requesting to rezone the property to O-D, Office District. Single-Family Residences are present to the east, west and south of the subject site. Commercial land uses are present to the west. The subject site is also located along a designated neighborhood corridor in the Greenville County Comprehensive Plan.</p> <p>The applicant states the proposed land use is for an office building.</p> <p>The surrounding area along Locust Hill Road is an area containing commercial, office and residential land uses. Staff is of the opinion that the requested OD, Office District would be consistent with existing land uses in the area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District.</p> | | | | | |
| P&D | At the Planning and Development meeting on November 28, 2016 the committee placed CZ-2016-66 on hold for further research. | | | | | |
| Staff Report | Before the Planning and Development meeting on February 6, 2017 the applicant requested that his rezoning request be amended to O-D, Office District instead of the previously requested C-1, Commercial. | | | | | |
| P&D | At the Planning and Development Committee meeting on March 6, 2017, the Committee placed CZ-2016-66 on hold for further research. | | | | | |
| County Council | At the County Council meeting on April 18, 2017, the Council amended the requested rezoning of C-1, Commercial to O-D, Office District. Council returned CZ-2016-66 to Planning Commission for | | | | | |

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| | consideration of the newly appointed zoning of O-D, Office District. |
| Planning Commission | At the Planning Commission meeting on April 26, 2017, the commission recommended approval of the requested O-D, Office District zoning. |
| P&D | At the Planning and Development Committee meeting on May 1, 2017, the Committee recommended approval of the requested O-D, Office District zoning. |