

Zoning Docket from June 19, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-39	Brent Rogers, SC Greer Hwy 14 LLC for Frances E. and Ladson E. Cunningham GSP Drive 0529020101504 I-1, Industrial to C-2, Commercial	18	Approval	Approval 6/28/17	Approval 7/17/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 19, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Will be a quick serve restaurant • Feels this area is underserved for available food options • Stated there is a lot of industry in the area • In discussions with GSP airport and they support it <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 2.3 acres of property located on GSP Drive approximately 0.4 miles north of Highway 14 and the I-85 interchange. The parcel has approximately 420 feet of frontage along GSP Drive and 170 feet of frontage along Highway 14.</p> <p>The applicant is requesting to rezone the property to C-2, Commercial. The property is located near the Greenville County border. The subject site is located in the GSP Airport Environs District and near the City of Greer.</p> <p>The applicant states the proposed land use is for retail/restaurant.</p> <p>The subject site is 2.3 acres of vacant wooded land located at the corner of Highway 14 and GSP Drive. It is surrounded by commercial and industrial type zoning and land uses. Staff is of the opinion that due to the size of the lot, there would be limited industrial uses for this site. Staff is also of the opinion that due to its limited industrial uses and the existing commercial zoning in the area, rezoning this parcel from I-1, Industrial to C-2, Commercial would be an appropriate rezoning. The requested rezoning is also consistent with the Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					