

**Zoning Docket from April 15, 2019 Public Hearing**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2019-27</b>	Timothy McNeil Johnson, Pattillo Construction Corporation for Metts Street Holdings LLC Metts Street 0174040100407 R-MHP, Residential Manufacture Home Park District S-1, Services	23	Approval	Approval 4-24-19	Approval 5-6-19	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 15, 2019 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Here to answer any questions</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p><b>ANALYSIS:</b> The <u>Cherrydale Area Plan</u> designates the subject parcel as <i>Service/Industrial</i>, which accounts for all facets of development involving industry, manufacturing, production and/or service-oriented uses. Warehouses, factories, auto repair shops, gas stations, and other uses that transcend traditional commercial uses are included. Additionally, this area plan also states that these uses are typically kept at a distance from residential uses due to impacts such as noise, traffic, and lighting. Floodplain is not present on the property.</p> <p>Currently Greenlink Route 3 runs along Poinsett Hwy. When the routes change per the Comprehensive Operations Analysis (COA), Route 3 will be rerouted to run along Furman Hall Rd.</p> <p><b>SUMMARY:</b> The subject parcel zoned R-MHP, Residential Mobile Home Park District, is 8.59 acres of property located on Metts Street approximately 0.2 miles east of the intersection of Furman Hall Road and Poinsett Highway. The parcel has approximately 195 feet of frontage along Metts Street. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for the construction of a 50,000 square foot distribution warehouse for a national distributor of HVAC and refrigeration equipment.</p> <p><b>CONCLUSION:</b> The subject site is surrounded by Services zoning to the north, south and west. There is also a railroad abutting the subject site to the east. Staff is of the opinion the requested rezoning would have minimal impact on the surrounding zoning and land uses. The requested zoning is also consistent with the <u>Cherrydale Area Plan</u> recommending Service/Industrial for this site.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					