

Zoning Docket from November 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-83	William C. Johnson 2956 New Easley Highway 0239040100810 C-2, Commercial to S-1, Services	23	Denial	Denial 11-20-19	Held 12-2-19 Next: 2-3-20 Denial 2-3-20	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 18, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Owns and runs a dog boarding and day care facility • Wants to do the same at this location • Is also a Financial Planner and will have office at same site • Will be at site 24 hours a day • Will be open dog day care and boarding with no kennels • No unsupervised dogs on site • Needs rezoning for outdoor dog runs <p>2) Resident</p> <ul style="list-style-type: none"> • Area needs good businesses • S-1, Services zoning district is scary but likes this business • Wishes there could be a condition if the property were sold. • Doesn't want a car lot <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 4 Letters</p> <p>Against: 1 Letter</p>
Staff Report	<p>ANALYSIS: The subject property is part of the <u>Riverdale – Tanglewood Community Plan</u> Comprehensive Plan, designated as a <i>Commercial</i>. The subject property is not along a bus route, and sidewalks are not present in this area. Floodplain is not present on the parcel.</p> <p>SUMMARY: The subject parcel zoned C-2, Commercial is 1.49 acres of property located on New Easley Highway approximately 1.44 miles west of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 176 feet of frontage along New Easley Highway. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for dog boarding, day care and office.</p> <p>CONCLUSION: The site is adjacent to both service and commercial zoning and is located along Highway 123. The site is also located within the <u>Riverdale-Tanglewood Community Plan</u>, designated as <i>Commercial</i>. The Community Plan also recommends creating an attractive commercial corridor in this area, along with promoting service uses on existing Service-zoned property.</p> <p>Staff is of the opinion that the existing zoning of C-2, Commercial is consistent with the <u>Riverdale-</u></p>					

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	<p><u>Tanglewood Community Plan</u> and is consistent with the adjacent commercial along Highway 123.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>
P&D Committee	<p>At the December 2, 2019 Planning and Development Committee meeting the Committee held the item for further research.</p>