

ZONING DOCKETS FROM THE DECEMBER 5, 2011 P AND D COMMITTEE MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2011-34	Andrew Hardin for Plantation Federal Bank East North Street R-M20 to C-1 0279000101502	22	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 14, 2011 were:</p> <p><u>Speakers For</u> (1) Want to convert the structure into general office space (2) Has contracted the removal of the dry cleaning equipment (3) Chose C-1, Commercial for future uses (4) Concerned about possible dry cleaning business and associated chemicals but happy to see an office use on site</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	<p>The subject site is occupied by a former dry cleaning business which was opened and operated on site prior to the area being zoned in 1970. The business operated as a nonconforming use until recently losing its nonconforming status after being vacated for more than one year. Records indicate the business was closed in 2010. In addition, the parcel to the adjacent west is occupied by a daycare center which is a nonconforming use. As mentioned in the zoning history, the parcel to the adjacent east was rezoned to C-1, Commercial in 1985 and is currently occupied by an office use. These three parcels are surrounded by parcels in the City limits of Greenville. The adjacent parcels in the City of Greenville are zoned C-1, Commercial, and are occupied by office uses. These tracts were rezoned from RM, Multifamily Residential, to O-D, Office District, in Greenville County as Docket CZ-1978-26 prior to annexation and rezoning to C-1, Commercial, by the City of Greenville in 2003.</p> <p>The subject site is located adjacent to various non-residential uses either nonconforming or on commercial zoned property in the County or City of Greenville. Based on the surrounding land uses and zoning, Staff is of the opinion the C-1, Commercial, request is appropriate at this location and recommends approval of the request.</p>					