

**ZONING DOCKETS FROM THE August 20, 2012 P AND D MEETING**

<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-2012-27</b>	Stephen Southerlin 2 Skyland Avenue R-7.5 to NC 0439000600500 (portion)	19	D	D	Held for one month  8-20-12 A	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 18, 2012 were:</b></p> <p><u>Speakers For</u> (1) Need more parking for the business and cannot use part of their property because of storm water regulations</p> <p><u>Speakers Against</u> (1) N/A</p>					<p>Petition/Letter</p> <p>For – 25 names</p> <p>Against –</p>
<b>Staff Report</b>	<p>The subject property is located in Sans Souci Heights on the west side of Poinsett Highway. A single-family residence is located on site currently with the rear portion of the property being used as parking for the adjacent hair salon. This parking is currently an illegal use, which is the reason for the rezoning request. In 2009, Council amended the Future Land Use of the Imagine Greenville County Comprehensive Plan to allow for non-residential uses along Poinsett Highway, but did not include properties adjacent not fronting on Poinsett Highway. The requested change to add property from a single-family residential lot to a NC, Neighborhood Commercial, district is not residential in character and could potentially create further encroachment of commercial rezonings in this neighborhood. Staff is of the opinion the NC, Neighborhood Commercial, request is not appropriate at this location and recommends denial of the request.</p>					
<b>Planning and Development Committee</b>	<p>Planning and Development Committee held the item due to ongoing active negotiations.</p>					