

**ZONING DOCKETS FROM SEPTEMBER 17, 2012 P AND D COMMITTEE**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2012-28</b>	Reichert Consulting, LLC Scuffletown Road and Lee Vaughn Road R-S to NC 0554020102014, 0554020101701, and 0554020102009	27	A w/ conditions	A w/ condition s	A w/ conditions	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 20, 2012 were:</b></p> <p><u>Speakers For</u> (1) Applicant's representative presented information as depicted in the concept plan and statement of intent for the site</p> <p><u>Speakers Against</u> (1) None</p>					<p>Petition/Letter</p> <p>For – Power Point Show</p> <p>Against –</p>
<b>Staff Report</b>	<p>The subject property is in a rural residential area primarily characterized by large lots with single-family homes and/or agricultural uses. The Scuffletown Area Plan designates these parcels as Rural Residential. However, according to the subsequent <i>Imagine Greenville County Comprehensive Plan</i>, these parcels are in a Suburban Community Center, which surrounds the major thoroughfares in this area with the majority of the traffic movement. The site plan for the project complies with the standards for NC, Neighborhood Commercial. However, showing additional connectivity to adjoining parcels and restricting the site to not allow gas stations is needed.</p> <p>Staff recommends approval of the NC, Neighborhood Commercial, request subject to the following conditions:</p> <ol style="list-style-type: none"> <li>1. Stub-outs to the adjacent parcels to the north and south should be shown on the plan to provide connectivity to the adjoining parcels if they are developed for any use other than single-family residential.</li> <li>2. Automobile service stations/gas stations and convenience stores shall not be permitted.</li> <li>3. Sidewalks are required along all external road frontages.</li> <li>4. Buildings must be designed to have double façades (i.e. the main entrances face internally and the rear faces the road but looks like a secondary front with windows and a façade).</li> </ol>					