

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

| <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-2012-34</b>      | Inland Western Greenville Five Forks, LLC<br>2607 Woodruff Road<br>C-1 to C-2<br>0531020102507 (portion)  | 21              | A                 | A                | A                   |  |
| <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><br/>           (1) No bar/tavern would be allowed due to covenants<br/>           (2) Is only a move of an existing store from around the corner</p> <p><u>Speakers Against</u><br/>           (1) None</p>   |                 |                   |                  |                     | Petition/Letter<br><br>For – 14 names on petition<br><br>Against – |
| <b>Staff Report</b>    | <p>Staff is of the opinion the proposed C-2, Commercial, zoning designation and permitted uses are compatible with the zoning and uses in the immediate vicinity. Although Staff does not advocate split-zoning parcels; this suite is located within a large commercial shopping center zoned C-1, Commercial. The shopping center is occupied by various commercial uses and this suite will be contained within the larger parcel.</p> <p>The shopping center is located on Woodruff Road, a five-lane highway occupied by numerous commercial and service related uses and is considered to be a significant commercial node for the area. Also, the Future Land Use Map and East Woodruff Road Area Plan both indicate this area is appropriate for commercial uses (including C-2, Commercial). Based on the aforementioned reasons, staff recommends approval of the C-2, Commercial, request for a portion of the site.</p> |                 |                   |                  |                     |  |