

ZONING DOCKETS FROM OCTOBER 1, 2012 P AND D MEETING

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|------------------------|--|-----------------|-------------------|------------------|---------------------|---|
| CZ-2012-36 | Walter Dahlgren S. Industrial Drive and Colony Centre Way (Simpsonville) O-D to C-3 0331000100110, 0331000100112, and 0331000100115 | 27 | A | A | A | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on September 17, 2012 were:</p> <p><u>Speakers For</u> (1) Applicant stated they would like to expand uses on Colony Centre Way keeping a nice and harmonious development (2) Applicant stated they have looked at a retirement facility locating on site and are aware of the requirements when developing a residential type facility in C-3</p> <p><u>Speakers Against</u> (1) None</p> | | | | | Petition/Letter For – none Against – none |
| Staff Report | <p>The subject parcels are currently undeveloped and as mentioned were rezoned from I-1, Industrial, to O-D, Office District, in 2007. The reason the parcels were rezoned in 2007 was not based on the proposed uses for the sites but based on the difference in setbacks between the I-1, Industrial, district and the other nonresidential districts. The setbacks in the I-1, Industrial, district are significantly greater than the required setbacks in other nonresidential districts.</p> <p>Since the time these parcels were rezoned this area has been further developed with various office and commercial uses. The parcels are also designated as Employment Center on the future land use map of the Imagine Greenville Comprehensive Plan. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request.</p> | | | | | |