

**ZONING DOCKETS FROM FEBRUARY 4, 2013 GCPC MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2013-1</b>	Gordon E. Mann 2424 Old Buncombe Road R-M20 to C-2 0154001100100 (portion)	23	A	A	A	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 14, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Would like to come into compliance with use of the property next door and use the property for storage and parking vehicles related to the business</li> <li>(2) Wants to be law abiding</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) none</li> </ul>					<p>Petition/Letter</p> <p>For – 1</p> <p>Against –</p>
<b>Staff Report</b>	<p>Although Staff would not consider Old Buncombe Road a major thoroughfare usually necessary to support C-2, Commercial, zoning, the site is located in an area along Old Buncombe Road that was zoned commercial in 1972. Numerous commercial uses exist along Old Buncombe Road including the adjacent commercial uses on Neely Street and Kerns Avenue. The subject parcels are currently vacant with the exception of a storage building for the adjacent use. The subject parcels were subsequently combined with the adjacent tract in December 2012 which created a split-zone. The vacant tract and storage building are enclosed in a fence that surrounds the adjacent commercial business and as noted above are now considered one parcel due to the lot combination. If approved, the applicant will be required to screen the subject parcels from the adjacent residential uses in accordance with Section 12:9 of the Greenville County Zoning Ordinance. Based on the aforementioned reasons Staff recommends approval of the C-2, Commercial request.</p>					