

**ZONING DOCKETS FROM MAY 22, 2013 GCPC MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-19	Nelson Mullins Riley & Scarborough, LLP N. Pleasantburg/Furman Hall R-12, C-2 & S-1 to C-3 0174010102900, 0174020600500 (portion), 0174010101100, 0174010101000, 0174010101101, 0174010101102, 0174010101300, 0174010101400, 0174010101500, 0174010101600, 0174010101700, 0174010101800, 0174010101900, 0174010102000, 0174010102100, 0174010102500, 0174010102800, 0174010103101, and 0174010101200	23	A	A	A	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on May 20, 2013 were:</b></p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> <li>(1) Would like to rezone to develop as a Wal-Mart Super Center</li> <li>(2) Explains community meeting and concerns regarding storm water and drainage</li> <li>(3) Details aspects of rezoning</li> <li>(4) Consistent with Comp Plan and Cherrydale Area Plan</li> <li>(5) States this will be a single user</li> </ul> <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> <li>(1) Concerned about being squeezed out of area as a homeowner</li> <li>(2) Storm water concerns, including flooding</li> <li>(3) Traffic will increase</li> <li>(4) Wildlife are losing their habitat</li> <li>(5) Noise and light pollution problems</li> <li>(6) Criminal activity forced into neighborhood</li> </ul>				Petition/Letter  For –  Against –	
Staff Report	The subject properties are located on North Pleasantburg Drive and Furman Hall Road. A land use pattern of commercial development along North Pleasantburg Drive is predominant in this immediate area, as evidenced by the commercial uses across Furman Hall Road from the subject properties. Single family residences are predominant along the rear of the site and to the north. This rezoning also falls within Special Policy Area 2 of the Cherrydale Area Plan and within a Regional Center in the Imagine Greenville County Comprehensive Plan, both of which support the requested zoning district. Staff is of the opinion the proposed zoning is more appropriate than the current zoning of S-1, Services for the front portion of the request. As the request does not include all of the property fronting Worley Road and as it meets the land use plans for the area, Staff recommends approval.					