

ZONING DOCKETS FROM JULY 15, 2013 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-24	John L. Atkins Fowler Rd @ Howard Dr R-S to R-12 0560030103000	27	D	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Would like to change zoning as sewer is now available for development (2) Land Use Plan is in compliance with choice of district (3) Good proximity to Simpsonville (4) Growing area that is turning suburban <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) None 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The current zoning of the property of R-S, Residential Suburban, is in character with the area and meets the Future Land Use Map designations for this property. Residential Land Use 2 calls for 3-6 units per acre and Residential Land Use 1 calls for up to 3 units per acre. While the request does meet the Future Land Use classification for a portion of this property, the majority of properties in this area are zoned R-S, Residential Suburban, and as such, require over double the minimum lot size of the proposed zoning classification. Although the uses are not changing significantly between the two districts, staff is of the opinion the current zoning is appropriate and the change in density is not suitable for the area. Based on the aforementioned reasons, staff is of the opinion the request is not appropriate at this location and recommends denial.</p>					
GCPC	<p>The Planning Commission approved the applicant's request for development.</p>					