

ZONING DOCKETS FROM JULY 15, 2013 P AND D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2013-27	Gregory Heintz 1325 Brushy Creek Road R-15 to POD 0538040101200	20	D	D	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 keep a small, low profile office for the neighborhood (State Farm insurance office) (2) Will keep architecture in line with area (3) Supports the school and neighborhood since 1984 <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Church services are still being held here (2) Property dispute between two potential buyers (3) Owned by a church for a long time (4) Deed restriction stating this property cannot be sold to anyone but a church 					<p>Petition/Letter</p> <p>For –</p> <p>Against – 1 letter against</p>
Staff Report	<p>The site is currently occupied by a church. The adjacent properties and the properties along the north side of Brushy Creek Road in this immediate area are zoned for and occupied by single-family residential uses. Staff is of the opinion the requested POD, Planned Office District, permits potential uses incompatible with the adjacent single-family residences as this site is not at an intersection. The Imagine Greenville County Future Land Use Map states residential uses are most appropriate in this area. Considering the information above, staff cannot support an office zoning at this location due to the precedent it will establish for potential future rezoning requests along this corridor. Based on the aforementioned reasons, staff recommends denial of the POD, Planned Office District, request.</p>					