

**ZONING DOCKETS FROM SEPTEMBER 16, 2013 PLANNING AND DEVELOPMENT
COMMITTEE MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-29	Spencer Bennett 4A Boling Road C-1 to C-2 T006001200102	18	D	D	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2013 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Currently has a wine and beer license, but would like to open an ABC package store (retail liquor store) (2) Has met all of the requirements through SLED and Greenville County (3) No problems with police or crime at his store since it's been open (4) Lifelong resident of the community and responsible business owner seeking to continue to operate his convenience store, but also this new portion of the business <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) Residents, educators, and pastor speaking on behalf of the children in the community (2) Okay with it being a store, but not a liquor store (3) Will not feel safe if a liquor store opens (4) Child killed by drunk driver on Boling Road (5) 					<p>Petition/Letter</p> <p>For – 200 names on petition</p> <p>Against – 150 names on petition, plus 3 studies citing alcohol's effects on a community</p>
Staff Report	<p>All of the properties surrounding this site are zoned for residential uses and are occupied by various types and densities of residential uses. Some of the land being is undeveloped, including the property to the adjacent east, west, and south. The uses allowed in the requested C-2 not only include a liquor store, but also various other uses not currently permitted in C-1. Although the property is already zoned commercial, staff was not in favor of changing the zoning in 1986 and remains of this opinion. The permitted uses in the C-2 district, are inconsistent with the adjacent uses in the immediate area of the site. Based on the aforementioned reasons, staff recommends denial.</p>					