

**ZONING DOCKETS FROM FEBRUARY 17, 2014 P and D MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-3	C. Richard Stewart St. Clair Street and Hampton Avenue Extension R-7.5 to I-1 0140000201000, 0140000200900, 0140000201200, 0140000201100, 0140000201400, and 0140000201300	23	Approval	Approval	Approval	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 13, 2014 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. C. Richard Stewart, representing the property owner, spoke on behalf of the project, explaining his client thought all the properties in the area were industrially-zoned, and that this request is intended to expand the metal storage yard.</li> <li>2. The property owner, Bobby Norris mentioned that his business is to process scrap metal.</li> </ol> <p><u>Speakers Against:</u> None</p>					<p>Petition/Letter</p> <p>For: None</p> <p>Against: None</p>
<b>Staff Report</b>	<p>This rezoning request involves six (6) separate parcels that form a pentagram-shaped piece of property. The parcels are located within an area of the County that was once an incorporated municipality – City View. While unconfirmed, it is believed that many of the subject parcels had been developed in the past with residences, and therefore, were assigned residential zoning by the County after City View was dissolved.</p> <p>The subject property is currently being used as a place for outdoor industrial storage, which is not a permitted use in the R-7.5 zoning district. From surveying historical aerial photographs of the subject property, staff has concluded that the outdoor storage activity currently being conducted from the site has only recently begun (within the last 10 years). Outdoor storage is permitted in the I-1 district.</p> <p>With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the I-1 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. The Residential Land Use 3 future land use classification is inconsistent with the I-1 district. However, it should be noted that the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land. The Official Zoning Map shows that many of the abutting and neighboring properties on the west side of Hampton Avenue (and beyond) are already zoned I-1. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-7.5 district to the I-1 district.</p>					