

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-2014-5	George Zimmerman Piedmont Highway R-7.5 to S-1 WG08000100300	25	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2014 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against</u> None</p>					<p>Petition/Letter</p> <p>For – None</p> <p>Against – None</p>
Staff Report	<p>The subject property is an undeveloped parcel of land located on the west side of Piedmont Highway. The properties to the north and south are both undeveloped as well. The Official Zoning Map shows that many of the abutting and neighboring properties on the west side of Piedmont Highway (and beyond) are already non-residentially-zoned (C-2, S-1, and I-1). Furthermore, the Regional Corridor future land use classification of the Imagine Greenville Comprehensive Plan is consistent with the S-1 district. As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. Many of the properties on the east side of Piedmont Highway are residentially-zoned (R-7.5), including Lakeside Park, which represents a very large area east of the subject site. Many of these properties, including Lakeside Park, are much lower in ground elevation than the subject property, and in staff's opinion would not be impacted by the rezoning to S-1. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-7.5 district to the S-1 district.</p>					