

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-4	Karl B. Allen Walker Road and Durant Road R-S to C-3 0593030102100 (portion)	25	Denial	Denial	Held until next Committee Meeting (2-17-14)  Approval 3-10-14	
Public Comments	<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> None</p> <p><u>Speakers Against</u> None</p>					Petition/Letter  For – None  Against – None
Staff Report	<p>The subject property is comprised of two (2) lots, both of which are zoned R-S. This seven (7)-acre parcel is bisected by Durant Road, resulting in a larger lot and a smaller lot. The applicant is requesting to rezone a 0.23-acre portion of the larger lot at its southernmost point where it has frontage on both Walker Road and Durant Road. Staff understands the applicant wants the ability to park vehicles at this location, possibly in connection with an automotive dealership, which is prohibited under the current R-S zoning pursuant to Article 6, Use Regulations of the Zoning Ordinance. The Use Regulations classifies an automotive dealership as “<i>Automobile, boats, motorcycles, and rv sales, service, and rental,</i>” which is permitted by right in the C-3 district. If successfully rezoned, any use listed in the C-3 district in accordance with the Use Regulations, in addition to an automotive dealership would also be allowed on the subject property.</p> <p>With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the C-3 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. However, 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.</p> <p>The purpose and intent of C-3 district is “to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares.” The subject property is located on the western fringe of suburban residential zoning, amongst many undeveloped properties. The aforementioned purpose and intent of the C-3 zoning district is intended for property with this zoning classification, to be located in “non-residentially zoned areas along major thoroughfares.” Walker Road and Durant Road are not major thoroughfares. While it is not staff’s primary objective or technical expertise to conduct/predict the feasibility or viability of C-3-permitted uses on this site – this is the role of the free market; it is incumbent upon staff to enforce the regulations of the Zoning Ordinance to ensure the purpose of intent of each zoning district is being met. Based on the reasons stated herein, staff recommends denial of the applicant’s request to rezone from R-S to C-3.</p>					
2-17-14	The Planning and Development Committee held the item until the next Committee meeting in order to obtain additional information regarding the request.					

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