

**ZONING DOCKETS FROM FEBRUARY 17, 2014 Public Hearing**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2014-10</b>	Ryan Sands and Jamie McCutchen 108 Cedar Lane Road Greenville, SC 29617 0149000600200 (portion) R-MA to C-2 (portion)	23	Approval	Approval	Approval	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 17, 2014 were:</b></p> <p><u>Speakers For:</u> Ryan Sands, representing the owner, wants to develop as a full-service carwash. Needs single zoning classification of C-2.</p> <p><u>Speakers Against</u> None</p>					<p><b>Petition/Letter</b></p> <p>For – None</p> <p>Against – None</p>
<b>Staff Report</b>	<p>The subject property is a developed parcel of land located on the south side of Buncombe Road and the northeast side of Cedar Lane Road. It has only approximately 42 feet of frontage on Old Buncombe Road. The property contains dual zoning classifications (R-MA and C-2), and this application is requesting to rezone the R-MA portion of the property so that the entire parcel would be zoned C-2. Multiple zoning classifications have been assigned to the abutting properties and those within the immediate vicinity of the subject property.</p> <p>As with any rezoning application, staff evaluates the potential for negative impacts to abutting properties as well as to those within the immediate area. It is staff's opinion the requested zoning for this parcel would not have any harmful impacts to the abutting properties, particularly because a portion of the parcel is already zoned C-2. Furthermore, because the site is located along a major roadway, it is logical to have consistent zoning throughout the entire parcel. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-MA district to the C-2 district.</p>					