

ZONING DOCKETS FROM FEBRUARY 17, 2014 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-8	Max and Barbara Greer 614 Pendleton Road Greenville, SC 29611 0237010501000 C-2 to R-M20	23	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 17, 2014 were:</p> <p><u>Speakers For:</u> Billy Greer, owner's representative. Father had the property zoned commercial initially to increase value of property. Now, they are looking to sell the property. A potential buyer requires residential zoning to avoid 20% down requirement for commercially zoned property.</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 contains an existing single-family detached home, believed to have been built in the 1960's (prior to zoning). The site was zoned R-M before an application was made (and approved) to rezone to the C-2 district. The Official Zoning Map and aerial photography shows that many of the abutting and neighboring properties are already zoned R-M20 or have been developed with single-family detached homes. A site inspection revealed that a "for-sale" sign was posted on the site. A single-family (detached) home is a permitted use in the R-M20 district, whereas it is allowed conditionally in the C-2 district.</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 R-M20 zoning for this parcel would not have any harmful impacts to the abutting properties. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-2 district to the R-M20 district.</p>					