

ZONING DOCKETS FROM MARCH 31, 2014 P and D COMMITTEE MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-13	Ryan Keith Rickard for Eunice Rickard 125 Old Grove Road Piedmont, SC 29673 WG05000202202 R-MA to C-3	25	Denial	Denial 3-26-14	Denial 3-31-14	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 17, 2014 were:</p> <p><u>Speakers For:</u> Wants to have storage building facilities for retirement purposes. Old Grove gets a lot of traffic, but less than non-residential side. Property could become commercial. Would not be able to see business from Old Grove Road. The petition submitted by opposition in 2010 was not accurate. He has new petition with four pages of signatures.</p> <p><u>Speakers Against</u> This would impact enjoyment of personal lot. Has concerns over noise, lighting, fencing. Council should consider community concerns. Old Grove is a state road, any vehicles can drive on it. No shoulders or sidewalks.</p> <p>These properties are for homes. Not many businesses are located along Old Grove Road. Great place for kids and families. More traffic would equal more danger.</p> <p>Traffic is bad. Concerns with mobile homes nearby. Concerns over safety.</p> <p>Has traffic concerns on Old Grove Road. Another business will not help.</p>					<p>Petition/Letter</p> <p>For: 1) Ryan Keith Rickard with 70 signatures</p> <p>Against: 1) Thomas Herbert with 63 signatures 2) Unknown submitter with 21 signatures (2 contain no address)</p> <p>Neither: 1) Unknown submitter with 2 signatures</p>
Staff Report	<p>The subject property is an undeveloped parcel of land located on the east side of Old Grove Road, approximately 1,750 feet south of White Horse Road. The site was the subject of an unsuccessful application in 2010 (CZ-2010-24) to rezone the property to S-1, Services district. The applicant is now requesting to rezone to the C-3 district in order to accommodate a future self-storage facility. It should be noted the applicant recently modified the lot lines of the parcel (and officially recorded such configuration with Real Property Services). The new parcel has only 30 feet of frontage, whereas the former had approximately 350 feet.</p> <p>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 and along major thoroughfares.” The subject site is situated among other single-family detached dwellings along a minor collector, and thus fails to meet the purpose and intent of the requested zoning 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. Staff understands that there have been no major changes of an economic, physical, or social nature within the area which have substantially altered the basic character of the area. Therefore, based on all these reasons, staff recommends denial of the application to rezone from the R-MA district to the C-3 district.</p>					