

ZONING DOCKET FROM MARCH 31, 2014 P and D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-7	Brent Edgerton and Jenny Hawkins 319 E. Warehouse Court, Taylors, SC 29687 PO15040100405 I-1 to S-1	20	Denial	Denial 2-26-14 Approval 3-26-14	Return to the Planning Commission to reconsider 3-10-14 Approval 3-31-14	
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> Jenny Hawkins, property owner. Looking to sell the property to a prospective client, a landscaping company. Doesn't have buyer, would like to.</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 located on the west side of East Warehouse Court within a predominately industrial area of the county. The Official Zoning Map shows that an overwhelming majority of the parcels located on the west side of East Warehouse Court are zoned I-1; rezoning from I-1 to S-1 on that side of the roadway would represent a significant deviation.</p> <p>The subject parcel is nestled between an unfinished railroad spur and existing railroad tracks, both of which are owned by The Atlanta and Charlotte Air Line Railway Company. The undeveloped land directly to the east of the subject site is owned by Greenville County. Staff acknowledges the importance of retaining industrial land uses, particularly in areas along railroad tracks where much planning and investment was made in order for businesses to benefit from the costly infrastructure. In these instances, it is staff's opinion the highest and best use of the property is more accomplished with the industrial zoning classification, more so, than converting to a less intense classification. Therefore, based on these reasons, staff recommends denial of the application to rezone from the I-1 district to the S-1 district.</p>					
P and D	<p>On March 10, 2014 the Planning and Development Committee referred the item back to the Planning Commission for reconsideration. The discussion at the Committee was focused on other services providers within the surrounding area.</p>					