

**ZONING DOCKETS FROM APRIL 23, 2014 GCPC Meeting**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2014-11</b>	D. Alan Chastain 310 Clearview Drive, Piedmont, SC 29673 0593040104500 R-S to C-3	25	Approval	Approval 4-23-14		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 14, 2014 were:</b></p> <p><u>Speakers For:</u> Property unzoned when purchased. Never been residential. Unaware of initial zoning in 2000. Important to keep area as is. No complaints from anyone in area.</p> <p><u>Speakers Against:</u> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> 1 signature</p> <p><u>Against:</u> 4 signatures</p>
<b>Staff Report</b>	<p>The subject property is a developed parcel of land located on the southeast corner of Clearview Road and Augusta Road. It has approximately 154 feet of frontage on Augusta Road. The property is currently zoned R-S (Residential Suburban), and this application is requesting to rezone to C-3 (Commercial). The C-3 zoning district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.</p> <p>The subject property was in use as an electrical contractor from 1980 until April 2012. In September of 2012, the property was approved by the Board of Zoning Appeals for a Use by Special Exception for the purpose of a Day Care Center. However, the property was never utilized in that capacity. A HVAC contractor occupied the site by October 2013. In early 2014 an application was submitted by the current tenant for a sign permit. An inspection of the property by staff revealed that the current use was non-compliant with the R-S zoning classification. This rezoning application is an attempt by the applicant to bring the property into compliance with its current use.</p> <p>It is staff's opinion the requested zoning for this parcel would have minimal impact on the abutting properties, particularly because the site has been in commercial use for many years. Furthermore, multiple commercial uses exist within a short distance from the subject property in two directions. Therefore, based on these reasons, staff recommends approval of the application to rezone from the R-S district to the C-3 district.</p>					