

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2014-16</b>	Site Design for Culvin Enterprises, LLC, Joe Brookshire III, and Natalie Brookshire Locust Hill Road 0632010103300, 0632010103200, and 0632010103301 NC & R-S to C-1	18	Approval	Denial 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>                      Greenville Tech Foundation wants to control development in the immediate vicinity, therefore purchased the lots. Will hold properties, clean them up, and then hopefully sell them to Greenville Tech for future use. C-1 zoning gives college some flexibility if they decide to construct more commercial related businesses. Should Greenville Tech not purchase the properties, the C-1 district will make the properties more marketable for the Greenville Tech Foundation to sell. Site allows for good buffer from adjacent S-1.</p> <p><u>Speakers Against</u>                      None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject properties are comprised of three parcels, two zoned R-S (Residential Suburban), and one split zoned R-S and NC (Neighborhood Commercial). The applicant is requesting to rezone all three properties to C-1 (Commercial). The C-1 District is established to provide commercial establishments for the convenience of local residents.</p> <p>A portion of TMS 0632010103300 was rezoned from R-S to N-C in 2006. The rezoning request was made by the applicant to allow the property to be used for home school/tutoring, including a 4-H youth program, with space for a greenhouse, classroom, storage space, office and break room. A 1300 square foot country house was to be utilized as a small country store selling produce and furniture.</p> <p>It is staff's opinion the requested zoning is appropriate for these parcels, as commercial and service uses to the north, south, and west have set a precedent for this area to be developed as a commercial node. Therefore staff recommends approval of the request to rezone these properties to C-1.</p>					