ZONING DOCKETS FROM THE 7-7-14 P and D MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-26	Jake Van Gieson for Samuel Duane Phillips West Phillips Road and Johns Road 0530050101400 R-S to S-1	21	Approval	Approval	Approval	

Public Comments	**Some of the general comments made by Speakers at the Public Hearing on June 16, 2014 were:** <u>Speakers For:</u> Surrounded by industrial and service. Not likely to be used for residential. Best used as service. <u>Speakers Against</u>	**Petition/Letter** <u>For:</u> None <u>Against:</u> None

Staff Report	The subject parcel is an undeveloped parcel of land located on the northwest corner of W Phillips Road and Johns Road. It has approximately 1,500 feet of total road frontage. The property is currently zoned R-S (Residential Suburban); this application is requesting to rezone to S-1 (Services). The S-1 district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located. The applicant is requesting rezoning of the property to allow for the proposed use as stated, "Embroidery, engraving, and other personalization of consumer goods". The subject property is located within the GSP Airport Environs Protective Area (AP). The "AP" designation is intended to restrain influences which are adverse to the proper and safe conduct of aircraft operations in the vicinity of airports, to prevent creation of conditions hazardous to aircraft operations, and to encourage development which is compatible with airport use characteristics within the intent and purpose of zoning.