

Zoning Docket from April 6, 2015 P and D Meeting

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|----------|------------|-----------|----------|---|
| CZ-2015-21 | Dave Davis for Greenville County School District 104 Farris Bridge Road B007000100100 O-D to C-1 3.96 acres | 19 | Denial | Approval | Denial | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on March 16, 2015 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ol style="list-style-type: none"> a) Request changing OD to C-1 for purposed of 3 building development for commercial use. One site for national auto parts store, one site for restaurant, and site three is still unknown commercial. Competitors are already in area. b) Applicant submitted site plan copies, picture of sidewalks, and letter of support from school board. c) Site plan includes Berea Area signs, monument bench represented old Berea school, buffers, storm water, parking, sidewalks, etc. d) School district trying to dispose of old Berea School site for 6 years. e) Rehabilitation of school is not cost affective due to asbestos removal. 2) School district representative spoke in favor of the project stating that not financially feasible for old Berea School be rehabilitated. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Several residents presented the same or similar comments concerning the proposed rezoning. Submitted a petition consisting of 276 names against the project. <ol style="list-style-type: none"> a) Numerous vacant commercial buildings in area. b) Business competitors are already present in area. c) Need more local run business as opposed to national brands. d) Fast food restaurants are already present in area. e) Would like to see Berea School used as community center or park or office space. | | | | | <p>Petition/Letter For: 2</p> <p>Against: 4</p> |
| Staff Report | <p>The subject property is a 3.96 acre parcel developed property formerly school building property located at the intersection of Farris Bridge Road with 277.5 feet of frontage and 697.1 feet of frontage on Sulphur Springs Road.</p> <p>The subject parcel is zoned O-D, Office District this application is requesting to rezone to C-1, Commercial. The O-D, district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities. The requested rezoning change is to C-1 Commercial. This district is established to provide commercial establishments for the convenience of local residents.</p> <p>The proposed land use was not listed on the application.</p> | | | | | |