

Zoning Docket from May 16, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-33	Kenneth M. Brown for Jack H. Nimmons, Jr. 2200 Block of W. Blue Ridge Drive 0135001000200, 0135001000300 and 0135001000500 I-1, Industrial to C-3, Commercial	23	Approval	Approval 5/25/16	Approval 6/6/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Kenneth Brown, Applicant and owner’s representative <ul style="list-style-type: none"> • No retail allowed in I-1, so it needs to be rezoned for • Setbacks for I-1 are large, about 50 feet, which would limit the building size • Site and location best used for retail. It’s no longer the gas station • DHEC has monitoring wells on the site, and currently no issues and been cleared by DHEC through a voluntary cleanup with any use can go back onto the site. • Wants to prevent ABC stores and night clubs, but love a restaurant <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 1 acre of property located on West Blue Ridge Drive approximately 0.6 miles southwest of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 300 feet of frontage along West Blue Ridge Drive, 60 feet of frontage along Hoyt Street, 200 feet of frontage along Cobb Street and 270 feet of frontage along Santuck Street.</p> <p>The applicant states the proposed land use is for retail. This property has been used in the past as a gas station. However, the location continues to be a good location for retail operations being on an arterial roadway among other similar uses.</p> <p>It is staff’s opinion that this requested rezoning would have minimal impact to the character of the surrounding area.</p> <p>Based on these reasons, staff recommends approval of the request for C-3, Commercial.</p>					