

Zoning Docket from May 16, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-34	Jamie McCutchen, CCAD Engineering for Mary Ellen Fulmer Garrett 1022 West Georgia Road 0574020102800 R-S, Residential Suburban to C-3, Commercial	28	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> <ol style="list-style-type: none"> 1) Kathy McCord, proxy for applicant <ul style="list-style-type: none"> • Proposed to build a self-storage facility 2) Steve Patel, land owner <ul style="list-style-type: none"> • Showed the location of the site • 45-50,000 sq. ft. net and one car per 8,000 (8-10 cars/day) • Georgia Road is 15,000 cars/day • The storage facility would be less impact to community <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Future self-storage building developer <ul style="list-style-type: none"> • Purchased 17 acres and rezoned to S-1 for a large storage facility • Showed a photo of advertising 70,000 sq. ft. on the subject site <p>List of meetings with staff: none</p>					<p>Petition/Letter For: none</p> <p>Against: none</p>
Staff Report	<p>The subject parcel is 3 acres of property located on West Georgia Road approximately 0.8 miles southwest of the intersection of West Georgia Road and Interstate 385. The parcel has approximately 240 feet of frontage along West Georgia Road.</p> <p>The applicant did not state the proposed land use. However, during the public hearing, the applicant stated the intention to develop the site with 45,000 to 50,000 sq. ft. of mini warehouse storage. This type of development as well as the B-G (Business General) zoning within the City of Simpsonville makes this zoning a good proposal for this site.</p> <p>It is staff's opinion that this requested rezoning would have minimal immediate 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>					