

Zoning Docket from May 16, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2016-37	David Eugene Meyer for JRB Partners LLC Laurens Road and Fairforest Way M010020100100, M010020100201 and M010020100300 I-1, Industrial and C-3, Commercial to C-2, Commercial	24	Approval of updated request	Approval of updated request 5/25/16	Approval as amended to C-3 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) David Meyer, Applicant <ul style="list-style-type: none"> • Want to amend the application to C-3 instead of C-2 as originally proposed • Shared proposed site plans • Proposed convenience/ gas sales • SCDOT has reviewed the ingress/egress plan • Will demolish the existing warehouse • About a \$10 million investment per store, 6-10 employees at any one time, 20-30 employees total/ store <p><u>Speakers Against:</u> none</p> <p>List of meetings with staff: January 19, 2016</p>					<p><u>Petition/Letter For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 12.4 acres of property located on Laurens Road and Fairforest Way approximately 0.2 miles south of the intersection of Laurens Road and Interstate 85. The parcel has approximately 620 feet of frontage along Laurens Road and 400 feet of frontage along Fairforest Way.</p> <p>The applicant did not state the proposed land use; however, during the public hearing, the applicant stated that the site would have a QuikTrip gas station on the site. The applicant also requested that the application be amended to a C-3 request instead of the original C-2. The uses in this area are predominantly commercial retail and schools. The proposed change to commercial is appropriate along a transit corridor as designated in the future land use map.</p> <p>It is staff's opinion the amended request to C-3, Commercial, zoning 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>					
Planning Commission	The Commission recommended approval of the updated request of C-3, Commercial.					
P & D Committee	The Committee recommended approval of the updated request of C-3, Commercial.					