

Zoning Docket from October 17, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-59	Wendy Kay Lynam for SRI Holdings, LLC 790 Roe Ford Road and 35 Addis Drive 0475000101503 and 0475000101600 R-S, Residential Suburban to C-3, Commercial	19	Denial	Denial 10-26-16	Denial 10-31-16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 17, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Business to do lodging and some special events • 10-12 rooms for lodging • Maintain quite rural resort • 3,000sqft structure • Considering TR annexation • 2 acre organic farm • Small pocket of residential on the property <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Disturbing peace and quiet of the neighborhood • Safety concern of people trespassing • Concerns over traffic in • Outside party's very noisy into the late night <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 12</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban is 12.7 acres of property located on Roe Ford Road and Addis Drive approximately 0.85 miles north of Highway 25 Bypass and Poinsett Highway interchange. The parcel has approximately 540 feet of frontage along Roe Ford Road and 60 feet of frontage along Addis Drive.</p> <p>The applicant is requesting to rezone the property to C-3, Commercial. The subject parcels are surrounded by single-family residences to the north, east and south of the site. The Greenville County Comprehensive Plan designates this area for residential land uses.</p> <p>The applicant states the proposed land use is for lodging and special event facility/possible residential development in the future.</p> <p>Staff is of the opinion that rezoning these parcels would have a negative impact on the surrounding residential properties. C-3, Commercial zoning is intended to be located in non-residential areas and along major thoroughfares. The intended use is inconsistent with the surrounding land uses and zoning. The subject parcels are also inconsistent with the future land use map.</p> <p>Based on these reasons staff recommends denial of the requested rezone to C-3, Commercial.</p>					