

**Zoning Docket from October 17, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2016-60</b>	Mark Schmidt for Augusta Grove-Greenville, LLC Matrix Parkway and Augusta Road 0409000100103 (portion) I-2, Industrial to C-1, Commercial	26	Approval	Approval 10-26-16	Approval 10-31-16	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 17, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Credit union/non-profit organization</li> <li>• Currently in house branch at GE site</li> <li>• Piedmont area underserved with financial services</li> <li>• Bring affordable services to the community</li> <li>• Utilities and topography make it challenging to use the property as industrial</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned I-2, Industrial is 9.60 acres of property located on Augusta Road and Matrix Parkway approximately 1 mile north of the intersection of I-185 and Augusta Road. The parcel has approximately 680 feet of frontage along Augusta Road and 620 feet of frontage along Matrix Parkway.</p> <p>The applicant is requesting to rezone the property to C-1, Commercial. There are two electrical lines with a 128 foot easement, along with 3 gas lines with a 50 foot easement on the property. The Greenville County Comprehensive Plan designates this area as an employment center.</p> <p>The applicant states the proposed land use is for retail commercial, financial institution/credit union.</p> <p>Staff is of the opinion, that the requested rezoning is appropriate. The developable area of this property is limited by electrical transmission lines and gas lines. Rezoning to C-1, Commercial would be consistent with existing commercial zonings to the south and east of the subject site. The requested rezoning is consistent with the future land use map.</p> <p>Based on these reasons staff recommends approval of the requested rezone to C-1, Commercial.</p>					