

**Zoning Docket from November 14, 2016 Public Hearing**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2016-64</b>	Brad Doyle, KDS Commercial Properties, LLC for Kevin Buckner, MHL, Inc. Easley Bridge Road 0113000100101 R-M20, Multifamily Residential to O-D, Office District	23	Approval	Approval 11/16/16	Held 11/28/16 Denial 2/6/17	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 14, 2016 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• There to answer any questions</li> </ul> <p>2) Stakeholder</p> <ul style="list-style-type: none"> <li>• Proposing a medical office building</li> <li>• Plans on applying for a rezoning amendment to FRD (Flexible Review District) instead of the O-D Office District</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b></p> <p>October 26, 2016</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-M20, Multifamily Residential is 2.89 acres of property located on Easley Bridge Road approximately 0.3 miles west of the intersection of Pendleton Street and Easley Bridge Road. The subject parcel is in close proximity to the City of Greenville. The parcel has approximately 400 feet of frontage along Easley Bridge Road.</p> <p>The applicant is requesting to rezone the property to O-D, Office District. The subject parcel is surrounded by commercial zoning to the south, west and east. The Imagine Greenville Comprehensive Plan identifies this section of Easley Bridge Road as a Transit Corridor, recommending a balance of land uses designed in such a way as to facilitate future transit services.</p> <p>The applicant did not state the proposed land use.</p> <p>Staff is of the opinion that rezoning to O-D, Office District would be an appropriate rezoning. The subject parcel is located along a major arterial road and is located along a highly commercialized area of Easley Bridge Road. Staff is of the opinion that the rezoning request would have little negative impact and would be consistent with the existing OD, Office District zoning in the surrounding area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District.</p>					
<b>P&amp;D</b>	At the Planning and Development meeting on November 28, 2016 the committee placed CZ-2016-64 on hold per the applicant's request.					