

**Zoning Docket from February 20, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-13	John Earl Shaw 3306 New Easley Highway 0239010100400 (portion) C-2, Commercial to S-1, Services	23	Denial	Denial 2/22/17	Denial 3/6/17	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 20, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Garage there since 1996</li> <li>• Would like to do major work on vehicles, cannot do it with current zoning</li> <li>• He is cleaning up his residential area that he has been cited for by the County</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Concerned about junk cars and debris on property</li> <li>• Concerned about unfinished structure on property</li> <li>• Concerned about set backs</li> <li>• Does not want to create another undesirable area to live</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Worried that this will cause deterioration of the community</li> <li>• Concerned about the environment effects</li> <li>• Not appropriate zoning for this area</li> <li>• Difference between fixing breaks and rebuilding cars</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Quality of life compromised</li> <li>• Cars do not move on lot</li> <li>• Concerned about the lot being large enough to do what the applicant would like to do</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Opposed to rezoning</li> <li>• Poor zoning</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> 3 (In Person)</p> <p><b>Against:</b> 20 (In Person)</p>
Staff Report	<p>The subject parcel zoned C-2, Commercial is 0.55 acres of property located on New Easley Highway approximately 2 miles west of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 120 feet of frontage along New Easley Highway.</p> <p>The applicant is requesting to rezone the property to S-1, Services. The subject site was previously zoned S-1 in 1995 before being rezoned C-2. It is also located along a major arterial road. The properties to the west and east of the subject site are zoned S-1, Services.</p> <p>The applicant states the proposed land use is for a car lot body shop.</p> <p>The subject site is currently surrounded by a restaurant, church and single-family residences. Staff is of the opinion rezoning this property to S-1, Services would be inconsistent with existing land uses in this area. It is staffs opinion rezoning to S-1, to allow an auto body repair facility would be an</p>					

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	<p>obtrusive land use to the community and surrounding residential area.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>
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