

**Zoning Docket from August 14, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2017-43	Gregory Lee Ayers 201 Old Boiling Springs Road 0533040100906 O-D, Office District to C-1, Commercial	21	Approval	Approval 8/23/17	Approval 8/28/17	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Has owned this property since 1992</li> <li>• Has been a dental office since 1992</li> <li>• Requesting a change in zoning so an aesthetician can be permitted</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>
Staff Report	<p>The subject parcel zoned O-D, Office District is 0.5 acres of property located on Old Boiling Springs Road approximately 0.5 miles west of Pelham Road and I-85 interchange. The parcel has approximately 300 feet of frontage along Old Boiling Springs Road.</p> <p>The applicant is requesting to rezone the property to C-1, Commercial. An existing building is already on the property and is currently being used as a dental office.</p> <p>The applicant states the proposed land use is for a beauty spa.</p> <p>Staff is of the opinion the subject parcel is located within a highly commercialized area. Commercial land uses and zoning are present to the west, south and east of the subject site. Staff believes due to its close proximity to a Super-Regional Corridor and the current commercial around the parcel, this area is part of an already existing transition area, and rezoning to C-1, Commercial would be appropriate.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					