

Zoning Docket from June 18, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-41	W. Norman Hamilton, Site Design, Inc for Hro Properties, LLC Old Howell Road 0541030103100 (portion) O-D, Office District to C-1, Commercial	22	Approval	Approval 6-27-18	Approval 7-16-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 18, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to build a small beauty shop on site • Same developer that built PD, would build this building and would be similar in size and style as surrounding buildings <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>The parcels located along Old Howell Road were developed around the early 2000's. There are no new road improvements planned for Old Howell Road and no specific traffic data for this road. There is a Long Range Transportation Plan for Haywood Road to be widened from East North Street to Pelham Road designated as project #30. There is a Long Range Transportation Plan for Howell Road to be widened from East North Street to Edwards Road designated as project #43.</p> <p>The subject site is located in a near a Sub-Regional Center. Sub-Regional Centers are centrally located within a community and are designed to service multiple surrounding neighborhoods and the larger community for daily and weekly needs they would be characterized by community scale stores, specialty boutiques and would support higher density; therefore, the proposal is consistent with this vision.</p> <p>SUMMARY:</p> <p>The subject parcel zoned O-D, Office District, is 0.65 acres of property located on Old Howell Road approximately 0.2 miles northwest of the intersection of Haywood Road and East North Street. The parcel has no road frontage along Old Howell Road. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states the proposed land use is for a beauty shop.</p> <p>The subject site is located along Old Howell Road, an area that is made up of commercial and office type uses. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the surrounding zoning and land uses. The requested rezoning is also consistent with the Imagine Greenville County Comprehensive Plan as a Sub-Regional Center.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					