

**Zoning Docket from September 17, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-56	Dan Martin Blanch for Camperdown Academy, Inc. 501 Howell Road 0541030100303 R-20, Single-Family Residential to O-D, Office District	22	Approval	Approval 9-26-18	Approval 10-1-18	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 17, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Rezoning for future office</li> <li>• School moved to Laurens Road</li> <li>• 66 parking space on site</li> <li>• No deceleration lanes planned</li> <li>• Building currently vacant</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Supports rezoning</li> <li>• Less traffic with new use</li> <li>• An office is the best use for this site</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>ANALYSIS:</b> The subject site is located along a Neighborhood Corridor, which allow for some non-residential uses. Howell Road is ranked number forty-three in the Long Range Transportation Plan (LRTP) for road improvements, which are scheduled for some time after 2040. Level of road service is not available for Howell Road.</p> <p><b>SUMMARY:</b> The subject parcel zoned R-20, Single-Family Residential, is 3.56 acres of property located on Howell Road approximately 0.35 miles north of the intersection of Haywood Road and East North Street. The parcel has approximately 340 feet of frontage along Howell Road. The applicant is requesting to rezone the property to O-D, Office District.</p> <p>The applicant states the proposed land use is for office.</p> <p><b>CONCLUSION:</b> The subject site is located where multiple commercial and office type land uses are present. Staff is of the opinion the requested rezoning to O-D, Office District; is appropriate based on the surrounding land uses and zoning. Staff believes rezoning this parcel to O-D would allow for a continuing transition in this area from commercial to single-family residential. The requested zoning is also consistent with the Imagine Greenville County Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to O-D, Office District.</p>					