

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-08	Sarah Jean Kruse 220 Rocky Creek Road 0547030102202 R-S, Residential Suburban to O-D, Office District	21	Approval	Approval 1/23/19	Approval 2/4/19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Vacant home to be renovated for an office <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: There is only one other single family residential building right in this area based on a study of aerial photos; the vast majority of the area is functioning as a regional center as envisioned in the Greenville County Comprehensive Plan.</p> <p>SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 1.98 acres of property located on Rocky Creek Road approximately 0.3 mile west of the intersection of Woodruff Road and Highway 14. Rocky Creek Road parallels Woodruff Road. The parcel has approximately 210 feet of frontage along Rocky Creek Road. The applicant is requesting to rezone the property to O-D.</p> <p>The applicant states the proposed land use is for office rental space.</p> <p>CONCLUSION: The subject site is surrounded by an apartment complex, a single-family residence, retail and a cemetery. The area located along Rocky Creek Road is zoned mainly commercial, service and multifamily. Staff is of the opinion the requested rezoning to O-D, Office District is appropriate based on the surrounding land uses and zoning. 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>					