

**ZONING DOCKETS FROM FEBRUARY 17, 2014 P and D MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2014-1</b>	<b>Ameen Aljaouni 18 Fairforest Way C-3 to I-1 M010020100302</b>	<b>24</b>	<b>Approval</b>	<b>Approval</b>	<b>Approval</b>	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on January 13, 2014 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p>					Petition/Letter  For - None  Against - None
<b>Staff Report</b>	<p>The subject property is commercially-zoned and is being utilized as a storage lot for automobiles. The storage of automobiles is not allowed in the C-3 district; therefore, the applicant is requesting to rezone the property to I-1 so that the use would be lawfully permitted. It is believed the vehicles stored on this parcel are associated with the property owner's car dealership located off-site (at 2820 Laurens Road). The parcel was originally zoned I-1 prior to being rezoned to C-3 in 2001.</p> <p>With respect to the subject parcel and the Imagine Greenville Comprehensive Plan, rezoning to the I-1 zoning district would be inconsistent with the assigned Residential Land Use 3 future land use classification. The Residential Land Use 3 future land use classification is inconsistent with both the C-3 and I-1 districts. However, it should be noted that the Imagine Greenville Comprehensive Plan is to be used as a guideline (on a large scale basis), and future development need not strictly adhere to its recommendations for any particular parcel of land. Therefore, based on these reasons, staff recommends approval of the application to rezone from the C-3 district to the I-1 district.</p>					