

Zoning Docket from November 6, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-65	Thomas W. Brashier, III for Charles H. Wyatt Old Buncombe Road 0160000100200 (portion) I-1, Industrial to R-7.5, Single-Family Residential	19	Approval	Approval 11/17/15	Approval 11/20/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 6, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Parking lot from the old mill site • Would like to make the whole parcel R-7.5 • Would develop into single-family residences • Stated that an environmental report says it has no contaminants on site • Will have letter from EPA • Price range of houses from 150,00 to 200,000 and roughly 1,400sqft <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • For residential zoning • Lot has been empty for too long • Concerns about the house price range <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned I-1, Industrial, is 3.5 acres of property located on Old Buncombe Road approximately 0.2 miles west of the intersection of Old Buncombe Road and West Blue Ridge Drive. The parcel has approximately 440 feet of frontage along Old Buncombe Road and 350 feet of frontage along Arrington Avenue. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential.</p> <p>The applicant states the proposed land use is for residential.</p> <p>The subject site is currently zoned I-1, Industrial and is being used as a vacant parking lot. The subject site is surrounded by single-family residences to north, south and west of the subject site. Staff is of the opinion rezoning this parcels to R-7.5, Single-Family Residential with a density of 5.8 units per acre, would be an appropriate rezoning for this area. The requested rezoning is also consistent with the Imagine Greenville County Comprehensive Plan which recommends three to six units per acre.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.</p>					