

Zoning Docket from January 8, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-01	Joe Bryant for Melissa Halliburton, Swamp Rabbit Investments, LLC Fairbanks Street 0158000105303 and 0158000105305 R-7.5, Single-Family Residential to C-1, Commercial	19	Denial	Approval 1/24/18	Approval 2/5/18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 8, 2018 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Part of 3 properties that have the same owner • Converting to an office building and using the site for parking • Plan to improve the site <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>The subject parcel zoned R-7.5, Single-Family Residential, is 0.55 acres of property located on Fairbanks Street approximately 0.5 miles Southwest of the intersection of Old Buncombe Road and West Blue Ridge Drive. The parcel has approximately 145 feet of frontage along Fairbanks Street. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states the proposed land use is for employee parking and as a buffer for proposed office improvements on adjacent parcel.</p> <p>The subject site is surrounded by Single-Family Residential zoning to the east, west and south of the subject site. There are also Single-Family Residences located to the east, west and south of the subject site. Staff is of the opinion rezoning these parcels to C-1, Commercial would not be consistent with the existing residential zoning and land use along Fairbanks Street. The requested rezoning is also not consistent with the Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.</p>					
GCPC	<p>Planning Commission recommended approval of CZ-2018-01 based on surrounding commercial and service zoning.</p>					