

Zoning Docket from August 20, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-52	Timothy Buchanan Jr., CCAD Engineering, LLC and Vision Development LLC for W. Lemuel Dillard and Ann D. Withrow (Trustee) Beeco Road G006000301300 (portion) R-S, Residential Suburban to S-1, Services	18	Approval	Approval 8-22-18	Approval 8-27-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 20, 2018 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Representing developer • Wants to allow two contractors to utilize site • Existing contractors to the south will take area above them • Separate contractor to take remaining parcel along Beeco Road • Existing pond to separate contractor offices <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: The subject site is located along a two lane county maintained road with no planned improvements. There have been no previous rezoning requests for this parcel. However, recent rezonings and development in this area have indicated that Services and Industrial are appropriate.</p> <p>SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 24.69 acres of property located on Beeco Road approximately 1.10 miles southwest of the intersection of South Buncombe Road and Wade Hampton Boulevard. The parcel has approximately 820 feet of frontage along Beeco Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for contractor offices.</p> <p>CONCLUSION: The subject site is surrounded by I-1 and S-1 zoning to the north, south and west of the subject site. Staff is of the opinion the subject site is located in an area that has been in transition to a highly industrial and service type area. Staff believes the proposed land use for contractor offices on the parcel would be consistent with the abutting warehouses and landscape business.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services.</p>					