

Zoning Docket from August 19, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-54	Richard B. Dreskin for Equinox, LLC 201 Abney Street 0121002000200 I-1, Industrial to R-7.5, Single-Family Residential	23	Approval	Approval 8-28-19	Approval 9-16-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Rental property for property owner • Zoned I-1 by Brandon Mill, when it operated as a mill • Wants to allow GCCA to use as an artist residence <p>2) Resident</p> <ul style="list-style-type: none"> • With GCCA • Would renovate house for visiting artists to live in • No commercial activity would occur on this property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: Applicant 6/24/19</p>					<p>Petition/Letter</p> <p><u>For:</u> 1 Letter</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Imagine Greenville</u> Comprehensive Plan and is designated as <i>Residential Land Use 3</i> which prescribes 6 or more units per acre. The subject site is also included in the <u>Brandon Community Plan</u>, noted as a place to “live”, as on the Land Use Plan. While the subject parcel is not along a bus route, Route 506 is located approximately 0.33 miles away at the intersection of Pendleton Street (SC-124) and Lois Avenue. Additionally, there are partial sidewalks in this area.</p> <p>SUMMARY:</p> <p>The subject parcel zoned I-1, Industrial is 0.41 acres of property located on Abney Street approximately 0.8 miles southeast of the intersection of White Horse Road and Old Easley Highway. The parcel has approximately 182 feet of frontage along Abney Street. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential. The applicant states the proposed land use is for a residence.</p> <p>CONCLUSION:</p> <p>The subject site is located in the Brandon Community which is mainly made up of single-family residential zoning and land uses. The subject site was originally zoned I-1, Industrial in 1973, but has remained residential. Staff is of the opinion the requested rezoning to R-7.5, Single-Family Residential is appropriate based on the surrounding zoning and land uses. The requested rezoning is also consistent with the <u>Brandon Community Plan</u> recommending this area as “live”.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.</p>					