

**Zoning Docket from November 19, 2014 GCPC 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-2014-47</b>	<p>Chuck Langston for Roger Stewart            1418 Brushy Creek Road            0538040102400            0.7 acres            R-15 to C-1</p>	21	Denial	Denial 11-19-14		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 17, 2014 were:</b></p> <p><u>Speakers For:</u>            1) Property is under contract. Potential buyer plans to open yoga studio.            2) Wants transform home into yoga studio. Plans for retirement activity. Initially only planned to be open in evenings, not during the weekend. Should not bring much traffic – only small classes. Will have to knock down wall in existing structure to accommodate studio. Large yard with beautiful trees, plenty of room for parking and plans to add additional plantings.</p> <p><u>Speakers Against</u>            1) 363 homes in adjoining neighborhoods. C-1 uses could adversely affect neighborhood.            2) Old Spartanburg Rd has long been the commercial corridor for the area. No objections to yoga studio, but not in favor of C-1 rezoning. Close proximity to residential neighborhoods.            3) Do not agree with the uses that rezoning could open the door to if established on this property.</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 43 Signatures</p>
<b>Staff Report</b>	<p>The subject property is a parcel of land with a vacant single family residence located on the south side of Brushy Creek Road, and 700 feet northeast of the intersection between Brushy Creek Road and Old Spartanburg Road. The property has approximately 170 feet of total road frontage. The property is currently zoned R-15 (Single Family Residential); this application is requesting to rezone to C-1 (Commercial). The C-1 district is established to provide commercial establishments for the convenience of local residents.</p> <p>The applicant listed the proposed use for the subject parcel as a “small yoga studio”.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2014-47

**APPLICANT:** Chuck Langston for Roger Stewart

**PROPERTY LOCATION:** 1418 Brushy Creek Road

**PIN/TMS#(s):** 0538040102400

**EXISTING ZONING:** R-15, Single Family Residential

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 0.70

**COUNCIL DISTRICT:** 21 - Burns

**ZONING HISTORY:** The parcel was zoned R-15 in May 1970 as part of Area 1.

**EXISTING LAND USE:** Vacant single family residence

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	Right of way for Brushy Creek Road, further north is single family residential (Woodharbor Subdivision)
East	R-15	Single family residential
South	PD NC	Retail (Sherwinn Williams, Great Clips) Restaurant (Arby's)
West	R-15	Single family residential

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Metro Sewer District

**IMAGINE GREENVILLE:** Residential Land Use 2

**ROADS:** Brushy Creek Road: Three-lane State-maintained minor arterial

**TRAFFIC:**

Location of Counter	Distance to Site	2007	2010	2012
Brushy Creek Road	2,000' W	9,800	10,300 (+5%)	9,400 (-4%)

**SUMMARY:**

The subject property is a parcel of land with a vacant single family residence located on the south side of Brushy Creek Road, and 700 feet northeast of the intersection between Brushy Creek Road and Old Spartanburg Road. The property has approximately 170 feet of total road frontage. The property is currently zoned R-15 (Single Family Residential); this application is requesting to rezone to C-1 (Commercial). The C-1 district is established to provide commercial establishments for the convenience of local residents.

The applicant listed the proposed use for the subject parcel as a “small yoga studio”.

**CONCLUSION:**

It is staffs opinion that commercialization of this section of Brushy Creek Road would encroach upon the existing established residential area and be detrimental to existing neighborhood character. Commercial development in the Brushy Creek, Hudson Road, and Old Spartanburg Road area should continue to be focused on Hudson Road and Old Spartanburg Road where fewer residences are present and commercial development is more prominent. Residential land uses should be maintained along Brushy Creek Road to protect the existing neighborhoods. Therefore, based on these reasons, staff recommends denial of the request to rezone the subject parcel from R-15 Residential to C-1 Commercial. The Planning Commission recommends denial.

