

Zoning Docket from September 16, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-67	Shannon Elizabeth Patteson for Brad B. Knisely 830 Old Buncombe Road 0479000101601 R-S, Residential Suburban to C-2, Commercial	19	Denial	Denial 9-25-19	Denial 9-30-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 16, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Mirrors most lots on the other side of the road • Two potential buyers • Interested in the area for biking along the Swamp Rabbit Trail • Would be a small boutique inn • Would house local merchants <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</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 2</i> which prescribes 3 to 6 units per acre. The subject parcel is not located along a bus route, and no sidewalks are present along this parcel. Floodplain is present on this parcel.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-S, Residential Suburban, is 4.7 acres of property located on Old Buncombe Road approximately 0.28 miles northwest of the intersection of Old Buncombe Road and US-25. The parcel has approximately 300 feet of frontage along Old Buncombe Road. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states the proposed land use is for a bed and breakfast with restaurant and event space.</p> <p>CONCLUSION:</p> <p>The subject site is located in an area that is surrounded by single-family residential land uses. While the zoning to the east and south are C-2, Commercial and S-1, Services, the current land uses are single-family residential. Staff is of the opinion rezoning this parcel to C-2, Commercial would allow for potentially negative uses permitted in this zoning and negative effects on the nearby residential neighborhoods. The requested zoning is also not consistent with the <u>Imagine Greenville</u> Comprehensive Plan recommending 3 to 6 units per acre.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial.</p>					