

Zoning Docket from December 1, 2014 P and D Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-47	Chuck Langston for Roger Stewart 1418 Brushy Creek Road 0538040102400 0.7 acres R-15 to C-1	21	Denial	Denial 11-19-14	Denial 12-1-14	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 17, 2014 were:</p> <p><u>Speakers For:</u></p> <p>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></p> <p>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>Petition/Letter For: None</p> <p>Against: 43 Signatures</p>
Staff Report	<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>					