

**Zoning Docket from February 22, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-13	Ronald Lynn Center 1243 Locust Hill Road T016000200100 R-20, Single-Family Residential To C-1, Commercial	18	Approval	Approval 2/24/16	Approval 2/29/16	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 22, 2016 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>1) Ronald Center, applicant <ul style="list-style-type: none"> <li>• Requesting to rezone to C-1 for a beauty salon</li> <li>• Currently at another location and seeking to move to this location</li> <li>• The use would not change the character and feel of the area.</li> </ul> </li> </ul> <p><u>Speakers Against:</u> None</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 1.85 acres of property located on Locust Hill Road to the north and North Buncombe Road to the south approximately 0.7 miles North of West Wade Hampton Boulevard and North Buncombe Road intersection. The parcel has approximately 340 feet of frontage along Locust Hill Road and 300 feet along North Buncombe Road.</p> <p>The applicant states the proposed land use is for a beauty/barber shop. This location, with proximity to arterial roadways and public utilities, may be better served with the proposed low-intensity commercial use over single-family residential. With a church across the street and other commercial zoning in close proximity, this intersection is increasingly becoming a more visited, neighborhood asset. Site topography may potentially limit development of the entire site which would also serve to better buffer this commercial use from surrounding single family uses.</p> <p>It is staff's opinion that this requested rezoning would have little impact on the surrounding area. The proposal is consistent with future land use map of the comprehensive plan, and aligns with the growing, neighborhood scale of this location.</p> <p>Based on these reasons, staff recommends approval of the requested C-1, Commercial.</p>					