



## PLANNING BOARD RECOMMENDATION

PROJECT #: P23-95-RZO

MEETING DATE: January 11, 2024

PETITION REQUEST: 799 S. Grove Street- Standard Rezoning (R-15 Medium Density Residential to C-2 Secondary Business)

APPLICANT/PETITIONER: Roy D. Neil [Applicant/Property Owner]

### PLANNING BOARD ACTION SUMMARY:

Staff gave an 8-minute presentation on the request - reviewing the guidance from the Comprehensive Plan as well as the criteria for considering a rezoning. The Planning Board asked questions related to the application and the potential implications of eventual development of the subject property. Questions revolved around tree removal requirements for residential parcels compared to commercial parcels and allowed residential density between the two zoning districts. In total Planning Board considered this item for 24 minutes.

### PUBLIC COMMENT:

The following members of the public spoke:

Roy Neill, 131 Lyndale Street stated in the past decade Grove Street has changed dramatically. It is about 150 yards from the intersection of Spartanburg Highway and Grove Street. He feels this would be the best use of the property. There are only two residential properties on S. Grove Street at this time. He feels this would be an ideal commercial lot.

Ken Fitch (Zoom), 1046 Patton Street stated at a past Planning Board meeting there was concern about endangered residential zoned areas and one of the concerned areas was this location. There are only two residential properties on Grove Street but there are other residential properties in the area, and this could impact them.

Lynne Williams, 309 Chadwick Avenue stated like Mr. Fitch stated there were extensive conversations for other properties on Hillview Boulevard. This area is similar to the Chadwick Avenue area. The impact of living on a street that is half commercial causes impacts to the residential properties such as traffic and noise and even drilling like what happens on Chadwick Avenue.

## DELIBERATION:

Discussions centered around the removal of trees and allowed residential density. Chair asked about tree removal for residential and commercial districts. Mr. Morrow stated there are no requirements currently to preserve trees, but this could change with the proposed tree ordinance that is being drafted. Chair asked about the requirements if this property was developed as residential. Mr. Morrow explained the requirements for R-15 which has a minimum lot size for single-family as 15,000 sq. ft. Realistically they could put one single-family dwelling and an accessory dwelling unit or one duplex and an accessory dwelling unit on the property. If someone did an R-15 minor PRD the allowance is 3.75 dwelling units per acre so the most they could get would be 3 principal units (but they would have to follow PRD standards which may be tough on this site). Chair stated this is if they developed it with the current zoning. Mr. Morrow stated yes.

Mr. Morrow stated the minimum lot size for the C-2 zoning is 6,000 sq. ft. for residential so they could get more units on the property under the C-2 zoning. For minor PRDs in the C-2 zoning it is 8.5 units per acre. Neither C-2 or R-15 allow for multi-family residential.

## MOTION:

Tamara Peacock moved that the Planning Board recommend approval providing the following:

## COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

*The subject property is designated as a "Priority Infill Area" in the comprehensive plan which are areas that are considered a high priority for the City to encourage infill development on remaining vacant lots and redevelopment of underutilized or underdeveloped properties. The High Intensity Neighborhood designation also calls for offices and retail along thoroughfares as a secondary recommended land use*

## REASONABLENESS STATEMENT:

### [Rationale for Approval]

1. C-2 zoning is present all along the Grove Street corridor north of the property until the zoning transitions to CMU at the intersection of S. Grove Street and E. Caswell Street.
2. The proposed rezoning to C-2 could lead to infill commercial development on a long vacant and underutilized property.

## BOARD ACTION

- **Motion/Second:** Peacock / Hanley
- **Yeas:** Robertson (Chair), Hanley, Robertson, Flores, Waters, Peacock
- **Nays:** N/A
- **Absent:** Cromar, Robinson
- **Recused:** N/A