



PLANNING BOARD RECOMMENDATION

PROJECT #: P23-96-RZO

MEETING DATE: January 11, 2024

PETITION REQUEST: I 16 Stewart St Rezoning - Standard Rezoning (R-15 to GHMU)

APPLICANT/PETITIONER: Roger Grant [Applicant/Owner]

PLANNING BOARD ACTION SUMMARY:

Staff gave a 12-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 Accessory Dwelling Units, Statewide Bills to address housing in all zoning districts, and identification of the other parcels zoned R-15 in vicinity of the subject property. In total Planning Board considered this item for 28 minutes.

PUBLIC COMMENT:

The applicant spoke in favor of the petition:

Roger Grant, owner – Spoke in favor of the petition. Stated he is simply attempting to align his zoning with the other zoning found on his street.

Other public comments include the following:

Lynne Williams, Chadwick Ave – spoke in opposition to the rezoning as a means of preserving existing housing stock and residential character from commercial uses. Also concerns related to stormwater and open space.

DELIBERATION:

The Planning Board deliberated about the zoning request aligning with zoning already found in the neighborhood and the increase in density aligns with need for additional housing. A question was asked about whether a variance would be appropriate.

MOTION:

Peter Hanley moved that the Planning Board recommend approval providing the following:

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The Development Guidelines and Primary Recommended Land Uses of the High Intensity Neighborhood designation align with the design standards and permitted uses outlined in the Greenville Highway Mixed Use Zoning District

REASONABLENESS STATEMENT:

[Rationale for Approval]

- 1. The proposed rezoning would align the zoning of the subject parcel with other parcels on Stewart Street.
- 2. The proposed rezoning would allow an increase in residential density.
- 3. The size of the lot would constrain potential high intensity uses from entering the surrounding residential neighborhood.

BOARD ACTION

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