



PLANNING BOARD RECOMMENDATION

PROJECT #: P23-024-RZO

MEETING DATE: May 11, 2023

PETITION REQUEST: 2511 Asheville Hwy Rezoning - Standard Rezoning (R-15 & C-3 to C-3)

APPLICANT/PETITIONER: Shan Laughter [Applicant] and Ronnie P. Gray [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 application and the blue line stream at the northwest corner of the subject property and the direction the stream ran. In total Planning Board considered this item for 3 minutes.

PUBLIC COMMENT:

The Applicant did not provide public comment in regard to his petition.

There were no Public Comments.

DELIBERATION:

Some discussion occurred regarding the existing legal non-conforming use and this rezoning application would eliminate the non-conforming use. There was also a comment made about the parcel being split-zoned and that C-3 zoning is already present on the subject property.

MOTION:

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

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The High Intensity Neighborhood designation calls for single-family attached as a primary land use, and public uses, offices and retail along thoroughfares as a secondary land use and the proposed zoning district permits single-family residential uses as well as offices, business, professional and public and retail uses.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. The proposed zoning district is compatible with the surrounding area because the proposed area to be rezoned permits the same land uses as parcels that front Asheville Hwy.
2. The petition eliminates an existing legal non-conforming use.
3. The topography of the site is oriented to a major commercial artery.
4. The petition creates the opportunity for commercial infill development.

BOARD ACTION

- **Motion/Second:** Peacock / Cromar
- **Yeas:** Robertson, Robinson, Peacock, Cromar
- **Nays:** N/A
- **Absent:** Brown, Hanley, Martin
- **Recused:** N/A