



PLANNING BOARD RECOMMENDATION

PROJECT#: P24-62-CZD

MEETING DATE: November 14, 2024

PETITION REQUEST: Brooklyn Townhomes (R-15 to UR)

APPLICANT/PETITIONER: Zach Grogan, MPG Shelby (applicant)
Holbert Family (owners)

PLANNING BOARD ACTION SUMMARY:

Staff gave a 16-minute presentation on the requested development - reviewing the site plan in light of guidance from the Gen H Comprehensive Plan and the criteria for considering a rezoning. The Planning Board asked questions pertaining to fire access, wetlands/stormwater, creation of a homeowners' association, sidewalk widths, and the condition of the occupied single-family home on the site. In total Planning Board considered this item for 1 hour and 25 minutes.

APPLICANT PRESENTATION:

The applicant was present. He gave a brief presentation and made himself available to answer questions from the Planning Board.

PUBLIC COMMENT:

Limited to 3 minutes per person.

- Lauren Chale, 1014 Brooklyn Avenue – live adjacent to site, concerned about impact of neighborhood, specifically the alignment of the street with their house and traffic.
- Ken Fitch, 1046 Patton St – raised issues regarding unresolved comments, waiving the TIA, elimination of sidewalks on one side, street layout, buffering and wetlands.
- Glenn Lange, 623 Ferncliff – concerned with unresolved issues particularly as it relates to tree canopy preservation and landscaping.
- Wanda Ponder, Pace Rd – subject property was former family property where she was raised. Provided some history of the property. Strongly in favor of development.
- Peter Johnson, 924 Brooklyn Ave – lives on the subject property. His home would be removed if approved. He is in total support of the proposed development.
- Martha Chale, 1014 Brooklyn Ave – supports the need for a TIA
- Natalie Rice, 1014 Brooklyn Ave – supports the need for a TIA and concerned about the impacts of construction
- Lynne Williams, Chadwick Ave – concerned about stormwater, lack of privacy in the development, removal of vegetation, and no provision of affordable housing. She supports the oppositions call for TIA and buffers.

DELIBERATION:

The Planning Board deliberated about several aspects of the proposed development and offered the following additional conditions to the recommendation for approval:

1. Developer shall remove bamboo stand at/near the corner of Old Spartanburg Rd and Brooklyn Ave to improve sight visibility, reduce future maintenance impacts on new sidewalks, and to reduce stress on other existing mature vegetation in that area (that shall be preserved). [You may want to amend this with your request that the removal of the bamboo canopy not impact your canopy preservation calculations]
2. The Mabry name remain on the internal street.
3. A Type A buffer be used on the property line between single family residential homes and the townhome project. [Staff recommendation: In lieu of a Type A buffer at the portion of the property boundary where the street stub out is located, a privacy fence shall be constructed across the width of the ROW and a sign shall be placed on the fence which states "FUTURE ROAD CONNECTION" - as is required per the Subdivision Ordinance]
4. Delineate on-street parking as negotiated with Public Works requirements. [This is required per the Zoning Ordinance for Urban Residential anyway]
5. Recessed garages are required to ensure secondary parking spaces do not conflict with sidewalks and improve safety.

MOTION:

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

COMPREHENSIVE PLAN CONSISTENCY STATEMENT:

The requested rezoning to Urban Residential Conditional Zoning District and the associated proposed development align with the Gen H 2045 Comprehensive Plan Future Land Use & Conservation Map and the Character Area Description for 'Multi-Generational Living'.

REASONABLENESS STATEMENT:

[Rationale for Approval]

1. The proposed development would improve an underutilized property in close proximity to a major commercial corridor.
2. The proposed development would provide additional needed housing
3. The proposed development is clustered to reduce pressure on environmentally-sensitive areas at the rear of the site.

BOARD ACTION

- **Motion/Second:** Peacock / Johnson
- **Yeas:** J. Robertson (Chair), Hanley, Flores, Waters, Johnson, Peacock, Gilgis
- **Nays:** N/A
- **Absent:** B. Robertson, Whiting