

SUBJECT:

**Case #24-04-003 Jeff Rusbridge for We2Friends
Coffeehouse LLC (BOC Dist. 2). Applicant
requested to withdraw application without
prejudice on 5/31/2024.**

MEETING DATE:

June 4, 2024

SUBMITTED BY:

Susan Sawtelle

SUGGESTED ACTION:

Consider request to rezone 0.92 +/- acres of property from General Agricultural (AG) to Neighborhood Commercial (NC) for a coffeehouse and gift shop. The applicant is also requesting a concurrent variance to Table 10.1: Minimum Buffer Width Between Abutting Districts, to eliminate the required 30' zoning buffer; to Article 7, Table 7.1A: Minimum District Development Standards to reduce the required building setbacks for existing buildings from the proposed property line; to Article 12, Section 12.1 to reduce the minimum parking requirement from 12 to 9; and to Cherokee County Standard Detail 210 - Non-Residential Driveway to eliminate a required deceleration lane. (The Applicant requested a one month postponement on May 3, 2024.)

COMMISSION DISTRICT:

2

ZONING CHANGE:

AG to NC

LOCATION:

4651 Union Hill Road

TAX MAP AND PARCEL #:

02N06 032

PROPOSED DEVELOPMENT:

Coffee house and gift shop

FACTS AND ISSUES:

The property is located at 4651 Union Hill Road and further described as Cherokee County Tax Map 02N06, Parcel 232. The Planning Commission recommended denial of the applicant's request.

ATTACHMENTS:

[Presentation](#)

[PC_Staff Report_24-04-003.pdf](#)

[Application](#)

[Exhibits to Resolution - We2Friends.pdf](#)

[Letters of Opposition.pdf](#)

[Letters of Support.pdf](#)