

**Zoning Docket from April 16, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2018-24</b>	Gabriel Ricardo Tovar 2815 Poinsett Highway 0435000100200 R-10, Single-Family Residential to C-3, Commercial	19	Denial	Denial 4-25-18		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p>The subject parcel zoned R-10, Single-Family Residential, is 0.71 acres of property located on Poinsett Highway approximately 0.55 miles south of the Old Buncombe Road and Poinsett Highway interchange. The parcel has approximately 75 feet of frontage along Poinsett Highway. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for office use and retail.</p> <p>The subject site is located along Poinsett Highway, a major arterial road. The surrounding zoning is PD, Planned Development to the north, C-1, Commercial to the east and R-10, Single-Family Residential to the south and west. The surrounding land uses are vacant wooded land and single-family residential. Staff is concerned that rezoning this parcel to C-3, Commercial would have negative impacts on the surrounding residential to the south and west of the subject site. Staff also has concerns that rezoning to C-3, Commercial would allow for a more intense use than the adjacent C-1, Commercial use. The subject site is also not consistent with Cherrydale Area Plan, recommending Medium Density Residential.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.</p>					

**DOCKET NUMBER:** CZ-2018-24

**APPLICANT:** Gabriel Ricardo Tovar

**PROPERTY LOCATION:** 2815 Poinsett Highway

**PIN/TMS#(s):** 0435000100200

**EXISTING ZONING:** R-10, Single-Family Residential

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 0.71

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	vacant wooded land
East	C-1	vacant wooded land
South	R-10	single-family residential
West	R-10	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is part of the Cherrydale Area Plan, designated as a *MDR, Medium Density Residential*.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-10	4.4 units/acre	0.71	4 units
Requested	C-3	16 units/acre		11 units

A successful rezoning may add up to 7 dwelling units.

**ROADS:** Poinsett Highway: five-lane State-maintained major arterial

Location of Traffic Count	Distance to Site	2007	2013	2015
Poinsett Highway	2,4800'W	21,400	16,900	21,300

**TRAFFIC:**

			-21%	26%
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**SUMMARY:**

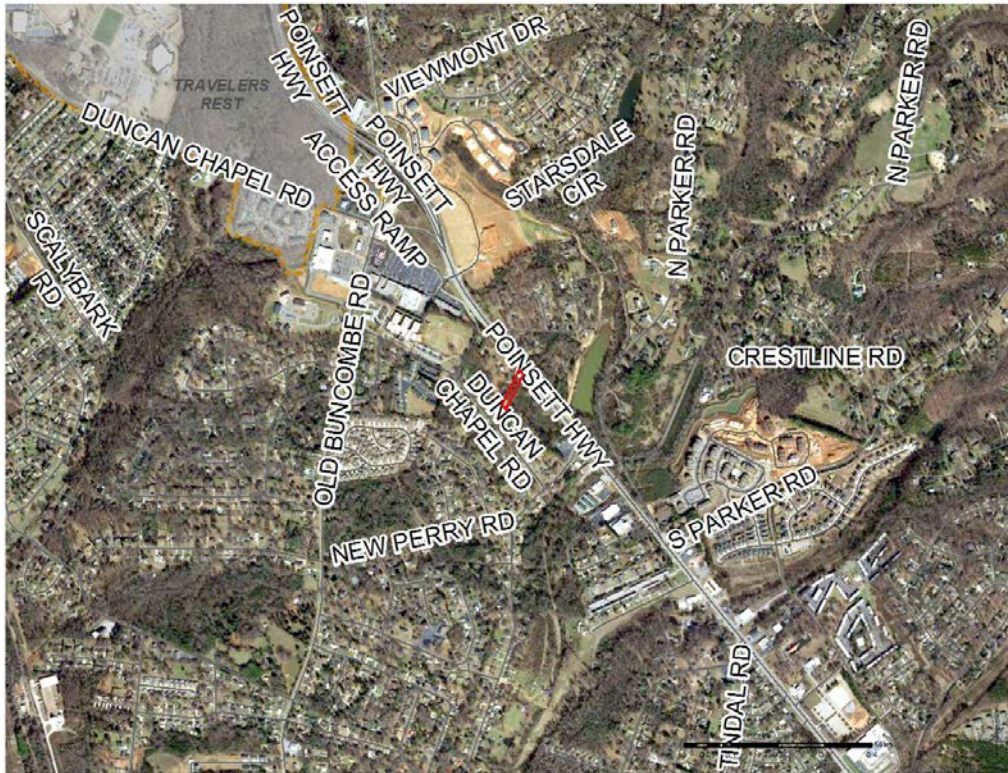
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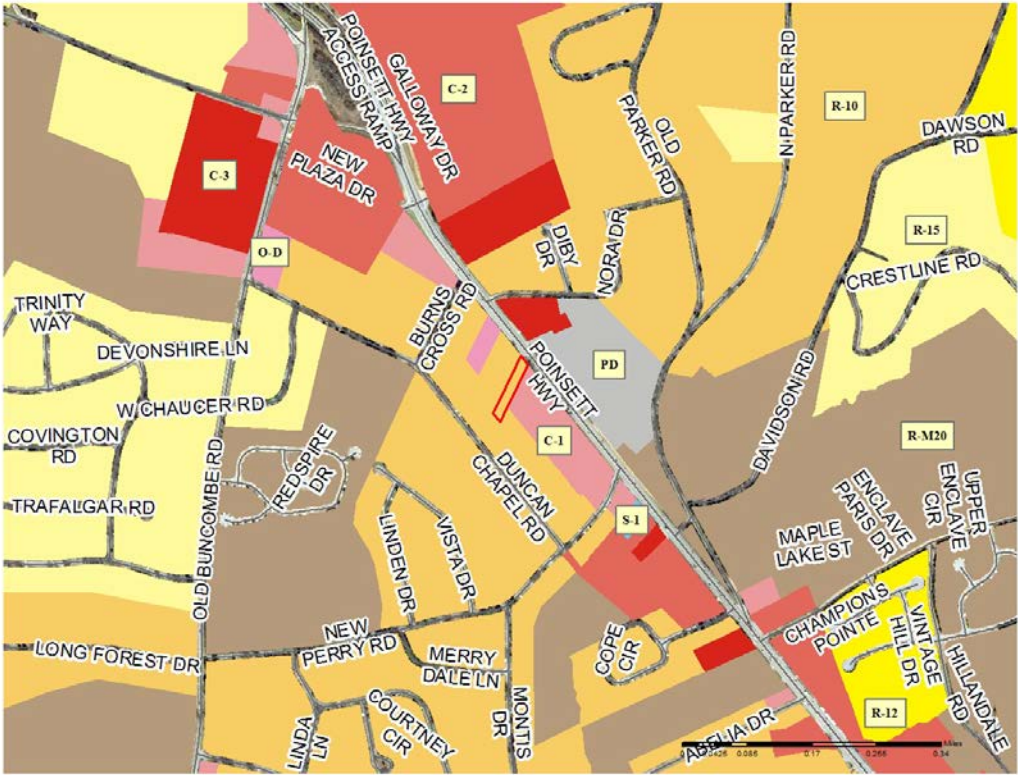
**CONCLUSION:**

The subject site is located along Poinsett Highway, a major arterial road. The surrounding zoning is PD, Planned Development to the north, C-1, Commercial to the east and R-10, Single-Family Residential to the south and west. The surrounding land uses are vacant wooded land and single-family residential. Staff is concerned that rezoning this parcel to C-3, Commercial would have negative impacts on the surrounding residential to the south and west of the subject site. Staff also has concerns that rezoning to C-3, Commercial would allow for a more intense use than the adjacent C-1, Commercial use. The subject site is also not consistent with Cherrydale Area Plan, recommending Medium Density Residential.

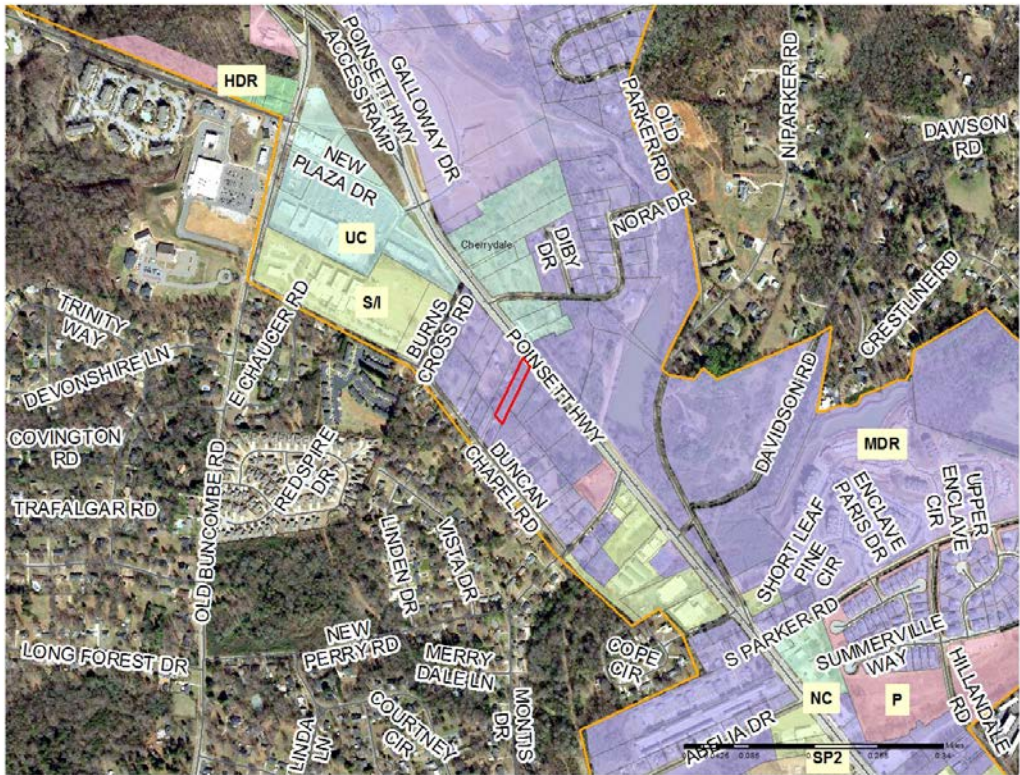
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Aerial Photography, 2017



Zoning Map



Future Land Use Map