

Zoning Docket from June 17, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-44	Robert Babcock for 1893 LLC 2728 Poinsett Highway 0446000100300 C-1, Commercial to C-3, Commercial	19	Approval	Approval 6-26-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> Stated that he's experiencing theft and weather damage and would like a storage building to protect his product. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS: The subject site is designated in the <u>Cherrydale Area Plan</u> as <i>Service and Industrial</i>, which accounts for development involving industry, manufacturing, production and/or service-oriented uses. Floodplain is not present on the parcel.</p> <p>Additionally, this parcel is located along Bus Route 3 and will continue to be along this route when the route changes, per Greenlink's Comprehensive Operations Analysis. There are no sidewalks in this area.</p> <p>SUMMARY: The subject parcel zoned C-1, Commercial, is 1.06 acres of property located on North Parker Road approximately 0.2 miles east of the intersection of North Parker Road and Poinsett Highway. The parcel has approximately 170 feet of frontage along North Parker Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for a storage building to prevent theft and weather damage.</p> <p>CONCLUSION: The subject site is located along North Parker Road and can only be accessed via Poinsett Highway. The abutting zoning consists of a mixture of commercial and multifamily with R-M20 apartments to the north and east and C-2 single-family residential to the south.</p> <p>Staff is of the opinion the requested zoning would be consistent with the surrounding zoning along Poinsett Highway, and would have minimal impact on the surrounding community.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>					

Planning Report

DOCKET NUMBER: CZ-2019-44

APPLICANT: Robert Babcock for 1893 LLC

PROPERTY LOCATION: 2728 Poinsett Highway

PIN/TMS#(s): 0446000100300

EXISTING ZONING: C-1, Commercial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 1.06

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-M20, Residential Multifamily in April 1972, as part of Area 3. This parcel has had one previous successful rezoning (CZ-2018-04), from R-M20 to C-1 in 2018.

EXISTING LAND USE: office

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	apartment complex
East	R-M20	apartment complex
South	C-2	single-family residential
West	R-10 and C-2	retail and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Cherrydale Area Plan and is designated as *Service and Industrial*.

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	C-1	12 units/acre	1.06	12 units
Requested	C-3	16 units/acre		16 units

A successful rezoning may add up to 4 dwelling units.

ROADS: North Parker Road: two-lane State-maintained local
Poinsett Highway: five-lane State-maintained principal arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Poinsett Highway (North)	4,880' NW	18,400	17,400 -5.4%	23,800 36.8%
Poinsett Highway (South)	5,560' SE	30,500	28,600 -6.2%	36,500 +27.6%

ANALYSIS:

The subject site is designated in the Cherrydale Area Plan as *Service and Industrial*, which accounts for development involving industry, manufacturing, production and/or service-oriented uses. Floodplain is not present on the parcel.

Additionally, this parcel is located along Bus Route 3 and will continue to be along this route when the route changes, per Greenlink's Comprehensive Operations Analysis. There are no sidewalks in this area.

SUMMARY:

The subject parcel zoned C-1, Commercial, is 1.06 acres of property located on North Parker Road approximately 0.2 miles east of the intersection of North Parker Road and Poinsett Highway. The parcel has approximately 170 feet of frontage along North Parker Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for a storage building to prevent theft and weather damage.

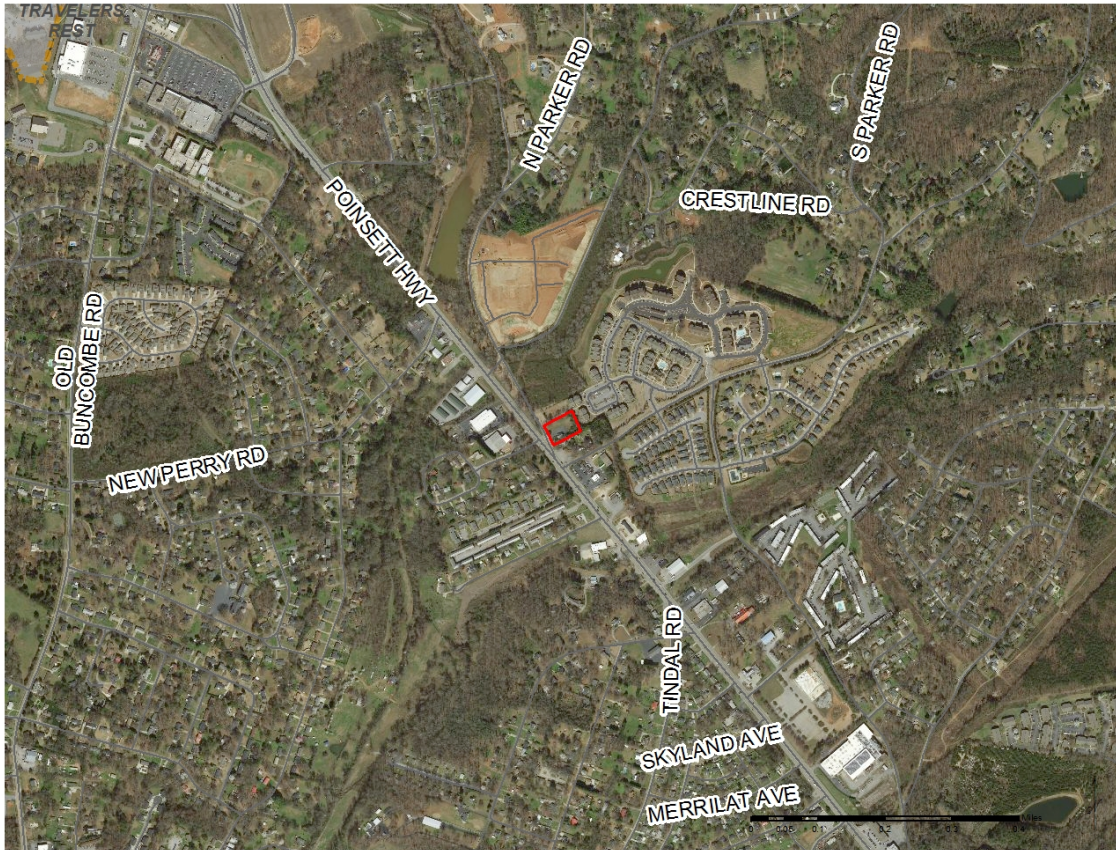
CONCLUSION:

The subject site is located along North Parker Road and can only be accessed via Poinsett Highway. The abutting zoning consists of a mixture of commercial and multifamily with R-M20 apartments to the north and east and C-2 single-family residential to the south.

Staff is of the opinion the requested zoning would be consistent with the surrounding zoning along Poinsett Highway, and would have minimal impact on the surrounding community.

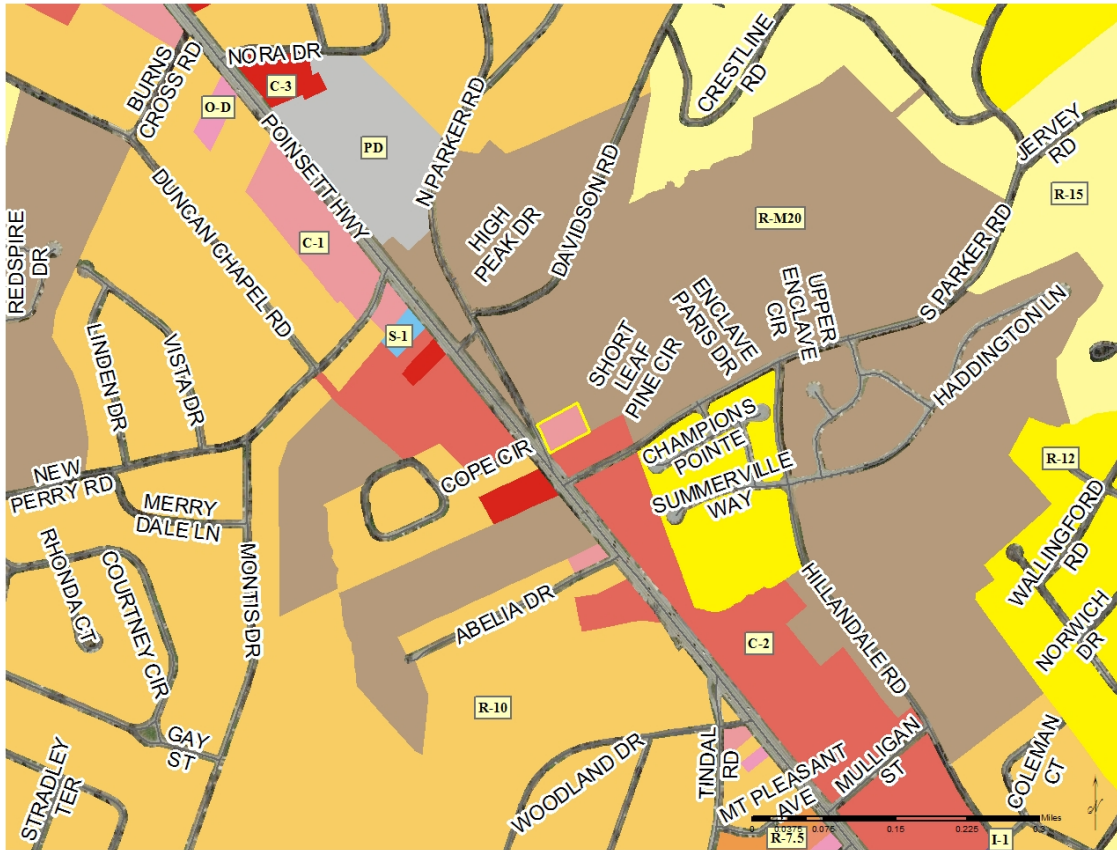
Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.

STAFF RECOMMENDATION: Approval

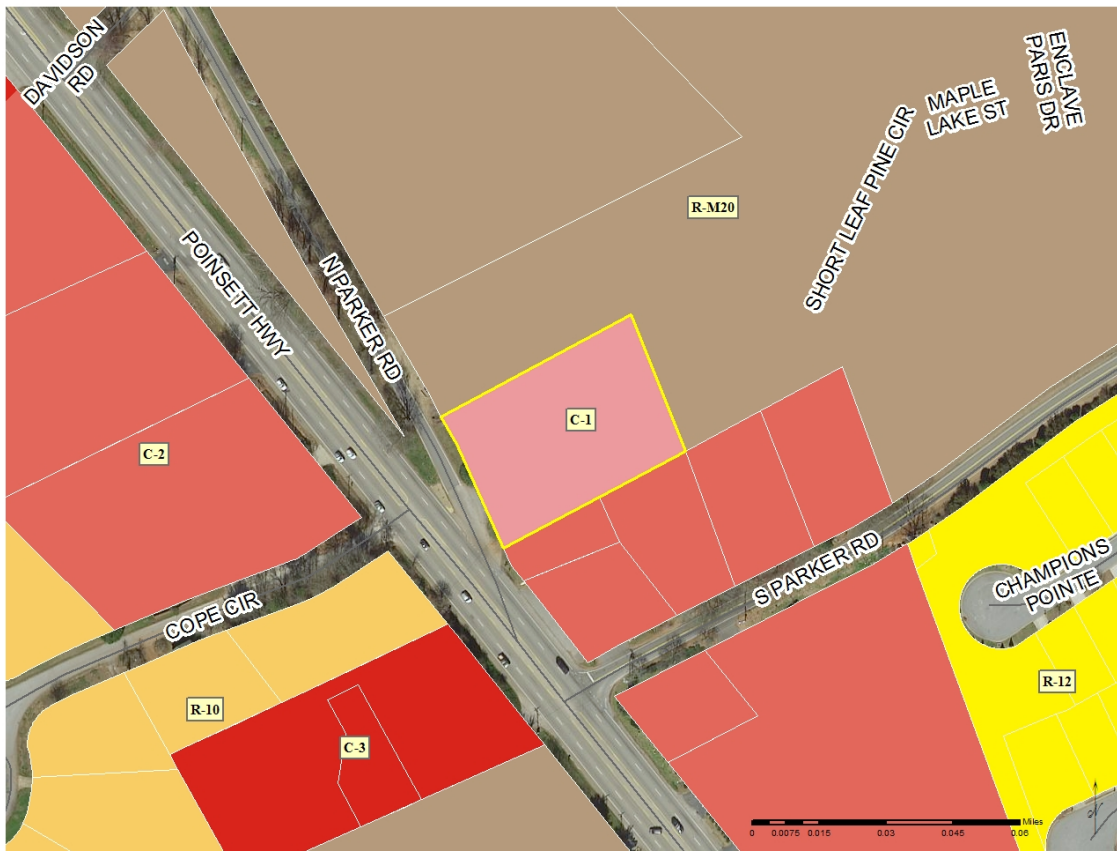


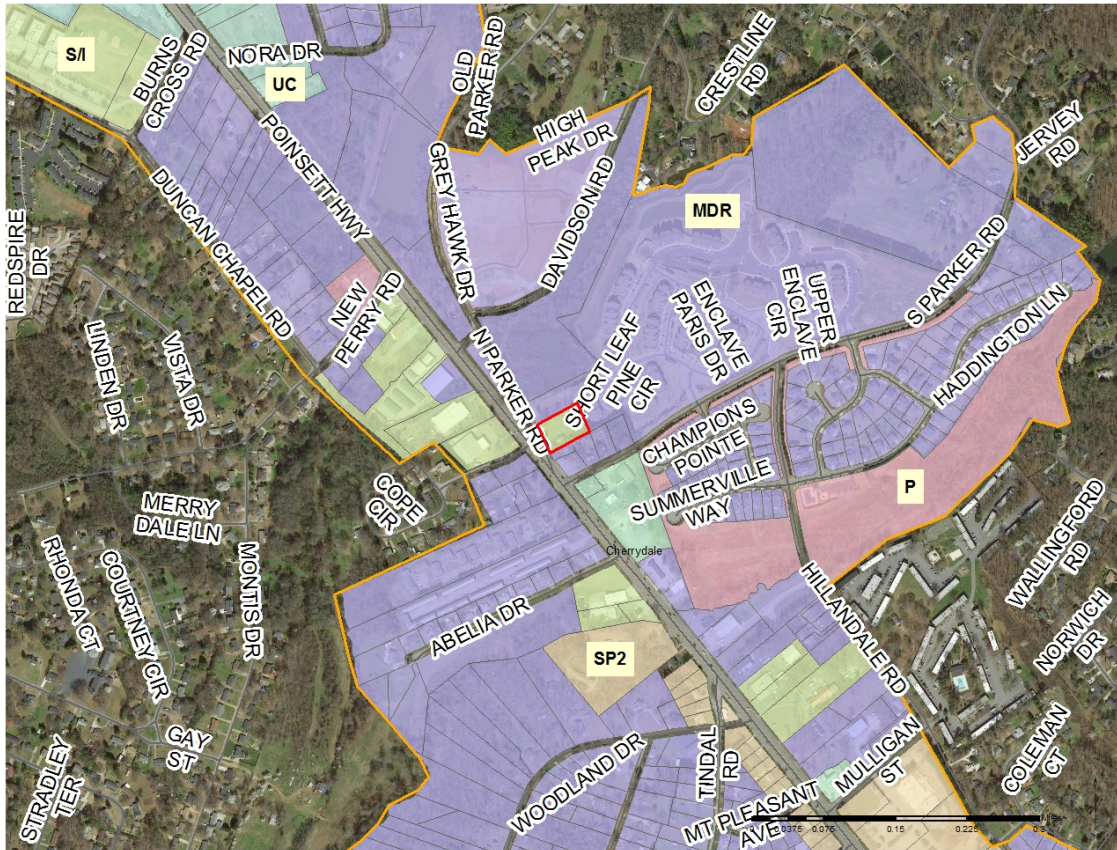
Aerial Photography, 2018





Zoning Map





Cherrydale Area Plan, Future Land Use Map