

**Zoning Docket from August 27, 2014 GCPC Meeting**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2014-33</b>	Harpreet Kaur Chahal 2821 Poinsett Highway 0434000200300 R-10 to OD	19	Approval	Approval		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 18, 2014 were:</b></p> <p><u>Speakers For:</u> Applicant's representative spoke on behalf of the applicant. Would like to remodel current structure as dental office.</p> <p><u>Speakers Against</u></p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
<b>Staff Report</b>	<p>The subject property currently contains an unoccupied single family residence, with approximately 140 feet of frontage on Poinsett Highway. The property is currently zoned R-10 (Single Family Residential); this application is requesting to rezone to OD (Office District). The OD district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.</p> <p>The applicant is requesting rezoning of the property for use as a medical (dental) clinic. The applicant proposes to refurbish the existing on-site structure.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2014-33

**APPLICANT:** Harpreet Kaur Chahal

**PROPERTY LOCATION:** 2821 Poinsett Highway

**PIN/TMS#(s):** 0434000200300

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

**REQUESTED ZONING:** OD, Office District

**ACREAGE:** 1.07

**COUNCIL DISTRICT:** 19 - Meadows

**ZONING HISTORY:** The parcel was zoned in April 1972 as part of Area 3.

**EXISTING LAND USE:** Unoccupied single family residence

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	Single family residence
East	C-3	Right of way for Poinsett Highway, then auto sales
South	R-10	Single family residence and Vacant
West	R-10	Single family residence

**WATER AVAILABILITY:** Greenville Water System

**SEWER AVAILABILITY:** Parker Sewer District

**IMAGINE GREENVILLE:** Residential Land Use 2

**CHERRYDALE AREA PLAN:** Medium Density Residential

**ROADS:** Poinsett Highway: Five-lane Federally-maintained major arterial

**TRAFFIC IMPACT:** Traffic generated from the site is expected to increase by virtue of an office occupying the site. No traffic count station was found in the immediate area. The closest relevant traffic count was conducted on Poinsett Highway

in 2012, approximately 2,100 feet north-northwest of the subject site. The station counted 18,800 average daily traffic trips, which represented a 2% increase from the previous year yet a 14% decrease over the previous five (5) years.

**SUMMARY:**

The subject property currently contains an unoccupied single family residence, with approximately 140 feet of frontage on Poinsett Highway. The property is currently zoned R-10 (Single Family Residential); this application is requesting to rezone to OD (Office District). The OD district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, savings and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

The applicant is requesting rezoning of the property for use as a medical (dental) clinic. The applicant proposes to refurbish the existing on-site structure.

**CONCLUSION:**

It is staff's opinion the requested zoning for this parcel is appropriate along Poinsett Highway, as there are established commercial uses within 320 feet both north and south of the subject property, as well as directly across the street. Therefore, based on this reason, staff recommends approval of the application to rezone from the R-10 district to the OD district. The Planning Commission recommended approval.

