

Zoning Docket from September 17, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-54	Gabriel Ricardo Tovar 2815 Poinsett Highway 0435000100200 R-10, Single-Family Residential to C-1, Commercial	19	Approval	Approval 9-26-18	Approval 10-1-18	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 17, 2018 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Wants to use the existing house for his office • Owns A+ Concrete and remodeling business • Couple of work vehicles will be parked on site • Not doing major business at this site • Cleaning up property <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The subject site is located along a five lane state-maintained major arterial road. The subject site is also located in the Cherrydale Area Plan recommending Medium Density Residential with 4 to 6 units per acre. There are no new road improvements planned for this area and level of service is not available.</p> <p>SUMMARY: 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-1, Commercial.</p> <p>The applicant states the proposed land use is for an office.</p> <p>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 of the opinion rezoning this parcel to C-1, Commercial would be consistent with the adjacent C-1, Commercial zoning and would be ideally found along a major arterial road.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					