

Zoning Docket from May 14, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-33	Nick Franchina for Poleo, LLC 89 Smythe Avenue 0103002300900 R-10, Single-Family Residential to C-2, Commercial	23	Denial	Denial of C-2 and Approval of C-1 5-23-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 14, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Property has been in the family for 4 years • Used to be a restaurant/grocery store • Requesting C-2 to allow a grocery store • Will not put in a liquor store • Will leave it like it is, if not rezoned <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Resident of Dunean for 43 years • Concerns about the sale of liquor • Applicant is applying for a liquor license <p>2) Resident</p> <ul style="list-style-type: none"> • Been closed since December 17 • Place shut down last year • Brings trouble to the area • Does not want liquor sold at this site <p>3) Resident</p> <ul style="list-style-type: none"> • Protect the community • Clean up the area • Want businesses that will build the community up • Not the best thing for this community <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: 25 petitions</p>
Staff Report	<p>The subject parcel zoned R-10, Single-Family Residential is 0.37 acres of property located on Smythe Avenue approximately 0.60 miles southeast of the intersection of South Washington Avenue and Anderson Road. The parcel has approximately 120 feet of frontage along Smythe Avenue.</p> <p>The applicant is requesting to rezone the property to C-2, Commercial. The most recent application/certificate of occupancy was for use as a restaurant. The use of a restaurant on 0103002300900 is currently allowed as a legal non-conforming use.</p> <p>The applicant states the proposed land use is for restaurant/retail.</p> <p>The subject site is surrounded by R-10, Single-Family Residential zoning with a surrounding land use of residential. Rezoning the subject site to C-2, Commercial would not be consistent with the existing zoning or land uses. Staff believes the requested use for retail or a restaurant could also have a negative impact on the surrounding Dunean community, an area that is made up of predominantly single-family residential homes.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial.</p>					

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Staff	On May 15, 2018 the applicant requested to amend the requested zoning to C-1, Commercial.
GCPC	At the May 23, 2018 Planning Commission meeting the Commission members denied the applicants original request of C-2, Commercial but recommended approval of the requested amendment of C-1, Commercial.

DOCKET NUMBER: CZ-2018-33

APPLICANT: Nick Franchina for Poleo, LLC

PROPERTY LOCATION: 89 Smythe Avenue

PIN/TMS#(s): 0103002300900

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.37

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful C-1, Commercial rezoning request in 1992, CZ-1992-28.

EXISTING LAND USE: restaurant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	apartments
East	R-10	single-family residential
South	R-10	duplex and vacant body shop
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Dunean Community Plan, designated as *Re-Use*.

ROADS: Smythe Avenue: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Marue Drive	1,400' E	3,700	3,500 -5.4%	3,500 0%

SUMMARY:

The subject parcel zoned R-10, Single-Family Residential is 0.37 acres of property located on Smythe Avenue approximately 0.60 miles southeast of the intersection of South Washington Avenue and Anderson Road. The parcel has approximately 120 feet of frontage along Smythe Avenue.

The applicant is requesting to rezone the property to C-2, Commercial. The most recent application/certificate of occupancy was for use as a restaurant. The use of a restaurant on 0103002300900 is currently allowed as a legal non-conforming use.

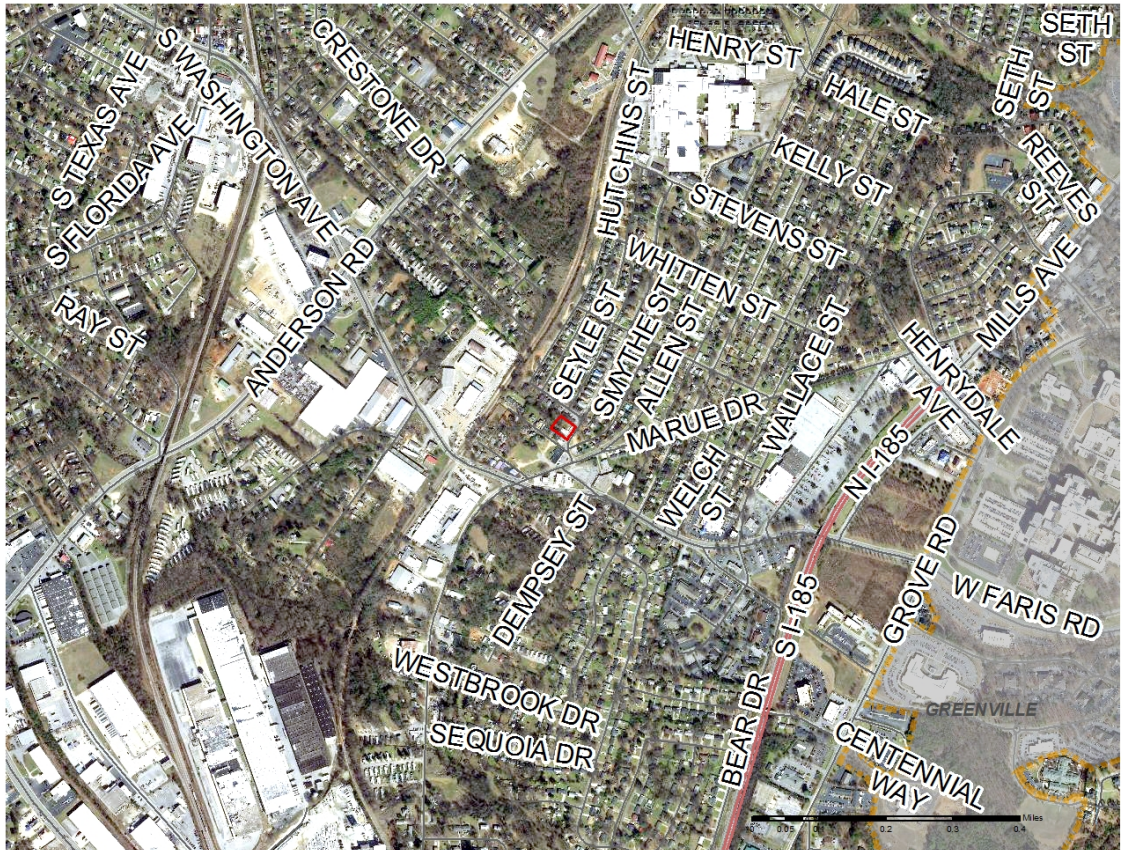
The applicant states the proposed land use is for restaurant/retail.

CONCLUSION:

The subject site is surrounded by R-10, Single-Family Residential zoning with a surrounding land use of residential. Rezoning the subject site to C-2, Commercial would not be consistent with the existing zoning or land uses. Staff believes the requested use for retail or a restaurant could also have a negative impact on the surrounding Dunearn community, an area that is made up of predominantly single-family residential homes.

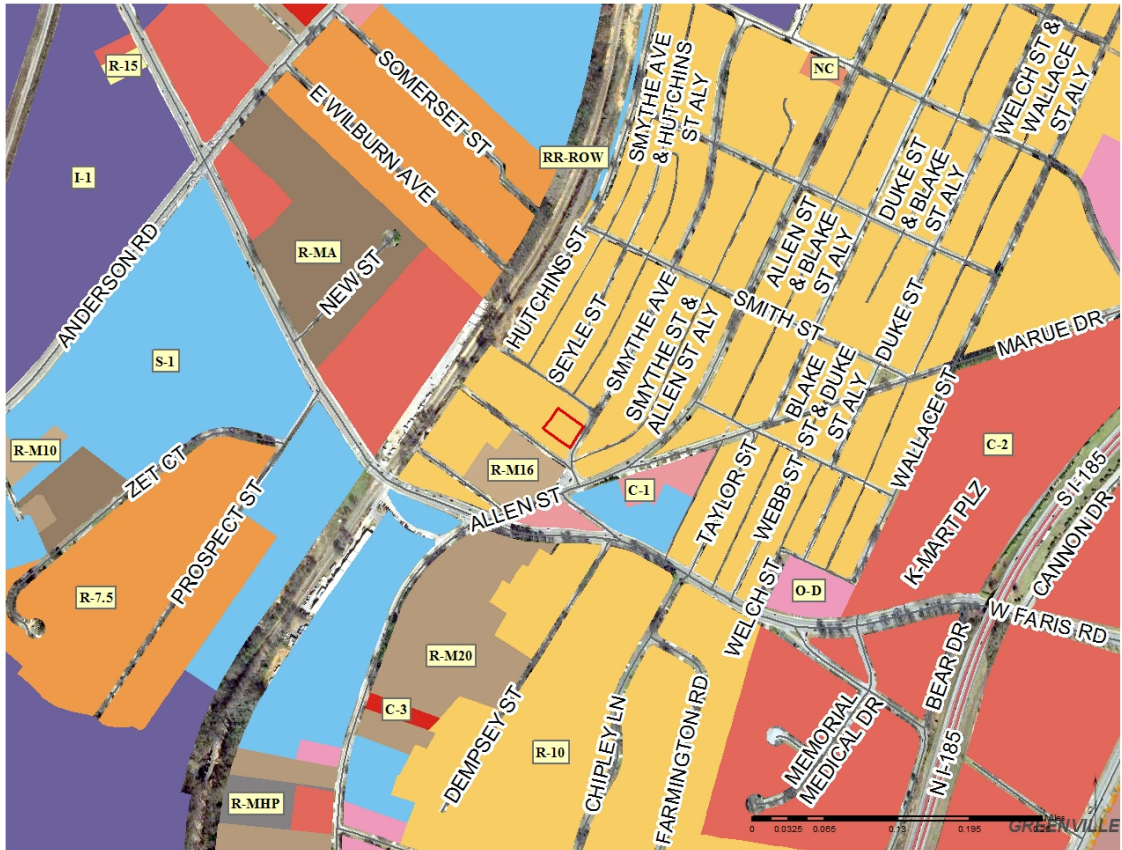
Based on these reasons staff recommends denial of the requested rezoning to C-2, Commercial.

STAFF RECOMMENDATION: Denial

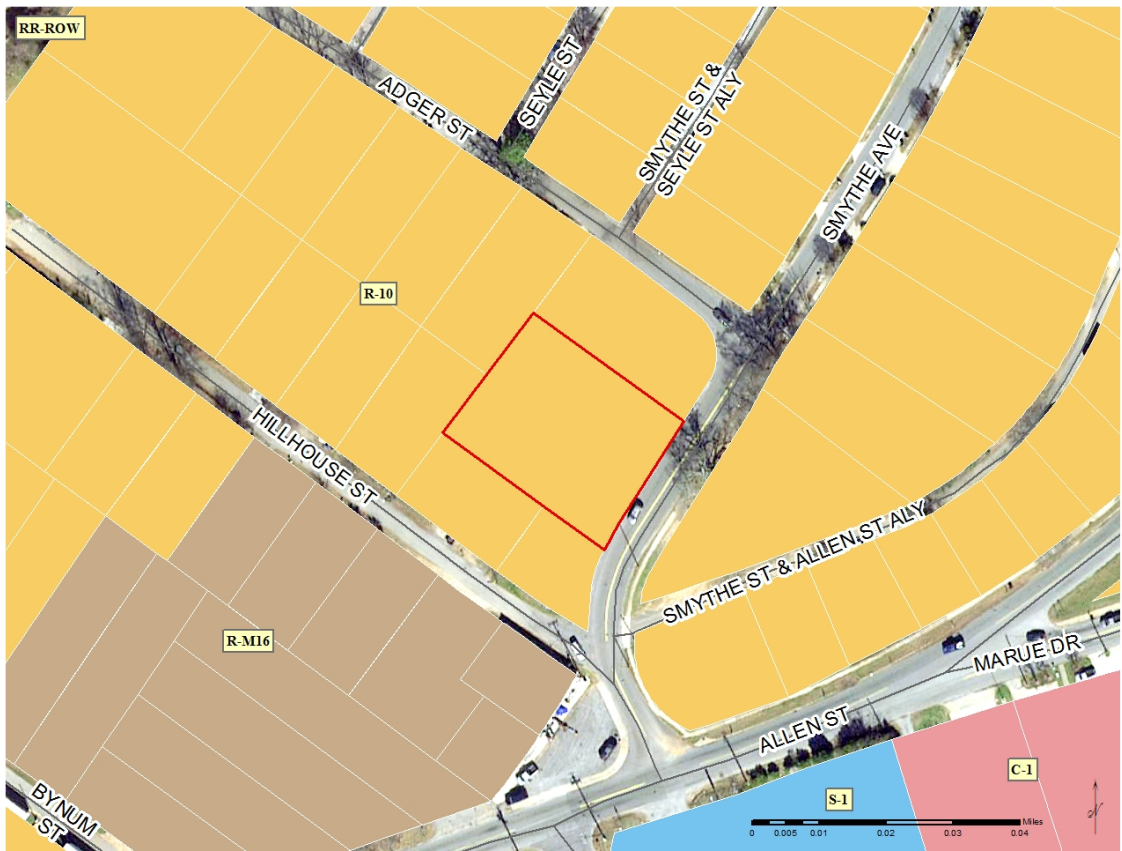


Aerial Photography, 2017





Zoning Map





Dunean Community Plan, Conceptual Use Map