

Zoning Docket from September 19, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-079	Matthew Ryan Smith of Profound Real Estate, LLC for Gracie B's LLC 2403 Poinsett Hwy, Greenville, SC 29617 0439000600300 NC, Neighborhood Commercial to C-3, Commercial	19	Denial	Denial 9-28-22	Hold 10-3-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 19, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Retired veterinarian and would like to open a veterinarian acupuncture clinic at this location • Currently, the NC, Neighborhood Commercial District does not allow animal services • There would be no overnight stay of animals • Rear of the property will be a garden and meditation spot • No outside runs 2) Citizen <ul style="list-style-type: none"> • Speaking on behalf of the seller who is in full support of the rezoning and proposed use <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>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Use Corridor</i> and <i>Traditional Neighborhood</i>. • Poinsett Highway is a five-lane State-maintained arterial road. The parcel has approximately 80 feet of frontage along Poinsett Highway. The parcel is 0.1 miles southeast of the intersection of Mulligan Street and Poinsett Highway. The property is located along Bus Route 503 and there are no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Northwest Crescent Child Development Center and Cherrydale Elementary School are within one mile of the site. • The applicant is requesting to rezone the property to NC, Neighborhood Commercial. The applicant is proposing a veterinary clinic. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned NC, Neighborhood Commercial, is located along Poinsett Highway, a five-lane State-maintained arterial road. The <u>Plan Greenville County</u> Comprehensive Plan designates the parcel as <i>Mixed Use Corridor</i> and <i>Traditional Neighborhood</i>. The parcel is adjacent to R-7.5, Single-Family Residential zoning and uses. Staff is of the opinion that a successful rezoning to C-3, Commercial would not align with the <u>Plan Greenville County</u> Comprehensive Plan and would be too intensive for the area.</p>					

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	Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial.
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Lisa Mann, Planner II

RE: CZ-2022-079

APPLICANT: Matthew Ryan Smith of Profound Real Estate, LLC for
Gracie B's LLC

PROPERTY LOCATION: 2403 Poinsett Hwy, Greenville, SC 29617

PIN/TMS#(s): 0439000600300

EXISTING ZONING: NC, Neighborhood Commercial District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Veterinary Clinic

ACREAGE: 0.37

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This property was originally zoned R-7.5, Single-Family Residential in April 1972 as a part of Area 3. There have been two previous rezoning requests. Docket CZ-2009-007 was a request to rezone from R-7.5, Single-Family Residential to NC, Neighborhood Commercial, which was approved in May 2009. Docket CZ-2011-22 was a request to rezone from NC, Neighborhood Commercial to C-1, Commercial. The request was amended and a request for NC-MC, Neighborhood Commercial Major Change was approved in November 2011.

EXISTING LAND USE: Salon

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential
East	C-2	Vacant
South	R-7.5, O-D	Single-Family Residential
West	R-7.5	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Use Corridor* and *Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

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

	Zoning	Zoning Density	Acres	Total Units
Current	NC	10 units/acre	0.37	3
Requested	C-3	16 units/acre		5

A successful rezoning would allow for 2 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Poinsett Highway is a five-lane State-maintained arterial road. The parcel has approximately 80 feet of frontage along Poinsett Highway. The parcel is 0.1 miles southeast of the intersection of Mulligan Street and Poinsett Highway. The property is located along Bus Route 503 and there are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Poinsett Highway	1.4 Miles NW	16,900	22,100 +30.8%	24,200 +9.50%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Northwest Crescent Child Development Center and Cherrydale Elementary School are within one mile of the site.

CONCLUSION:

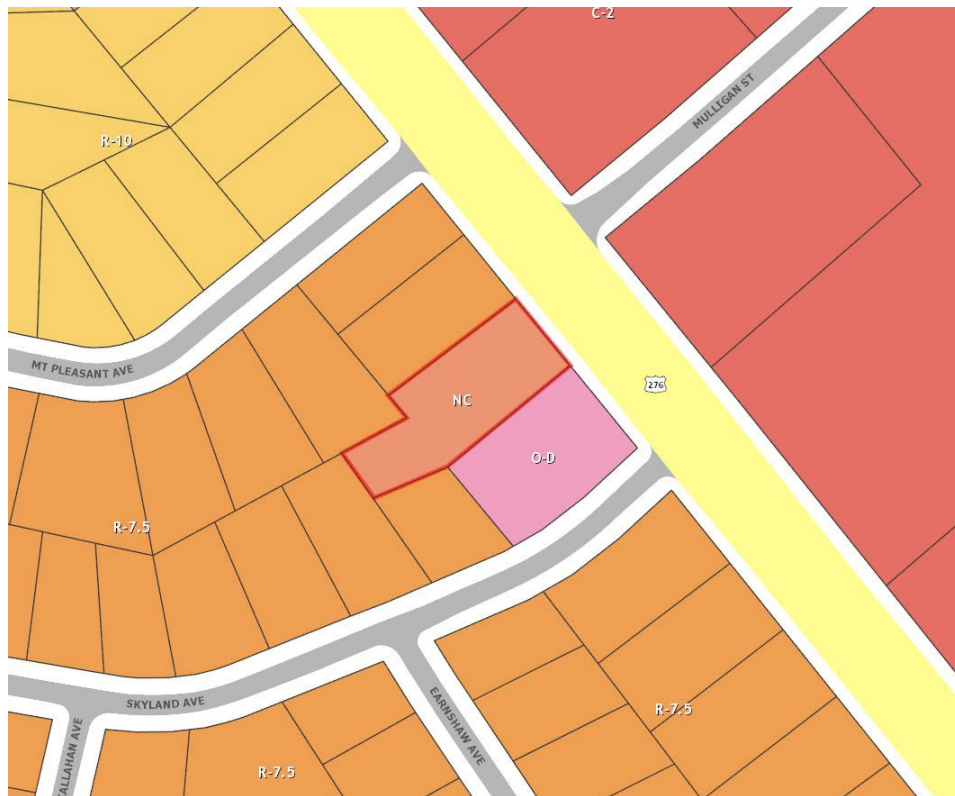
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STAFF RECOMMENDATION:

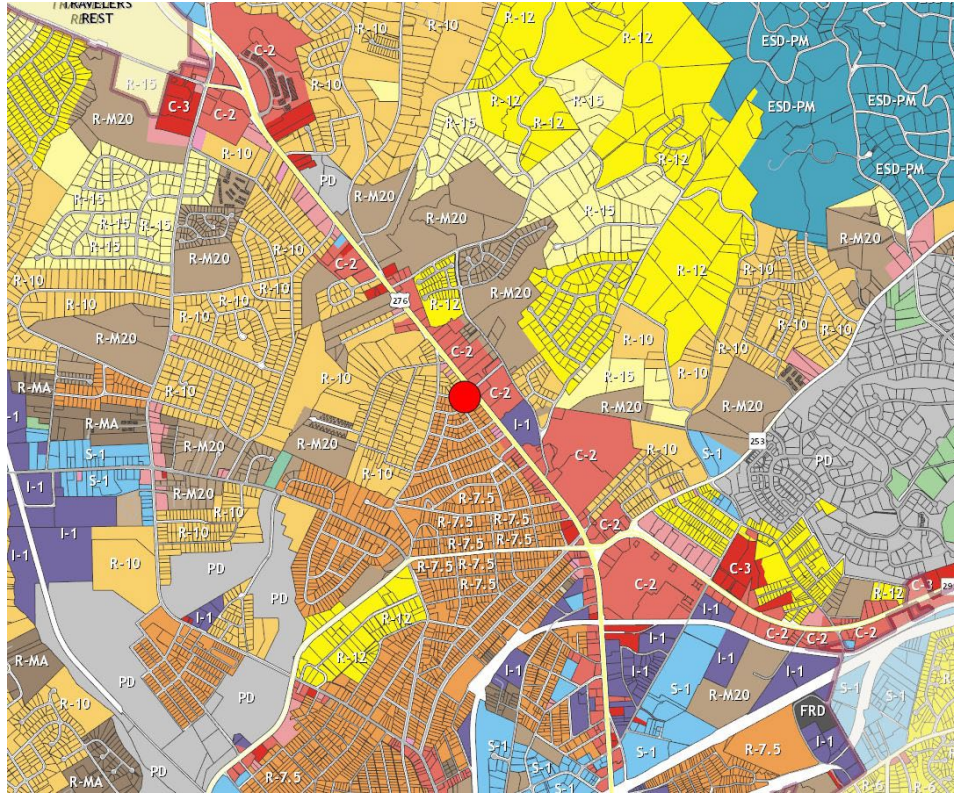
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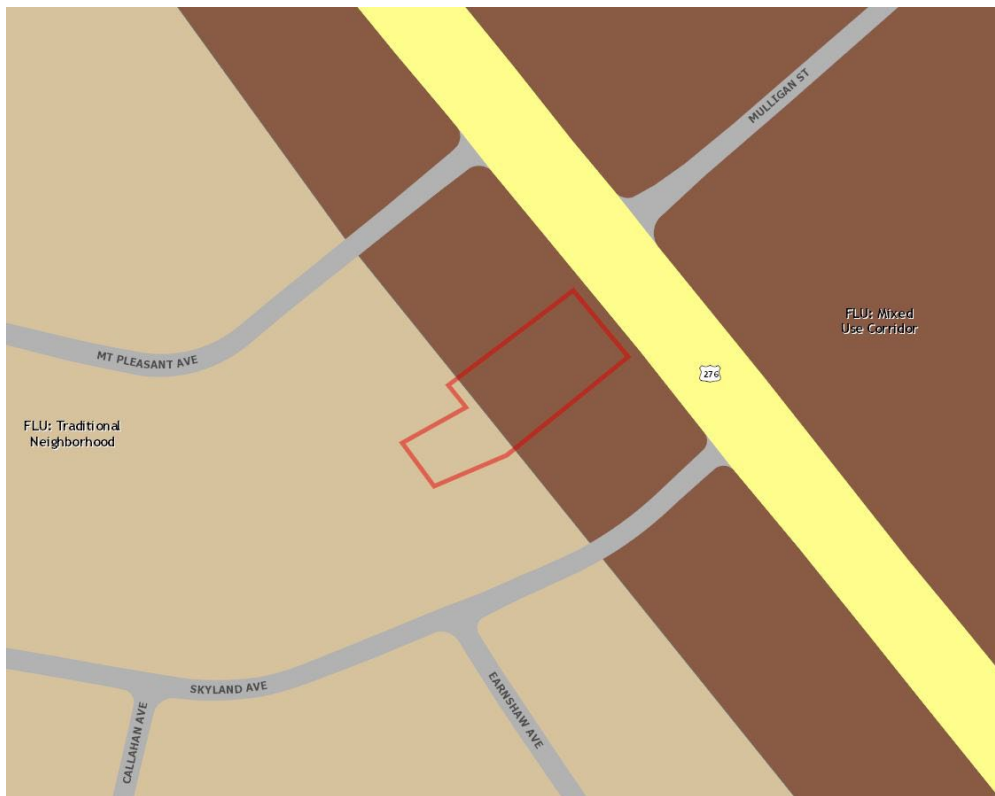
Aerial Photography, 2021



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map