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- Site Plans



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PETITIONER Noah DeFalco.

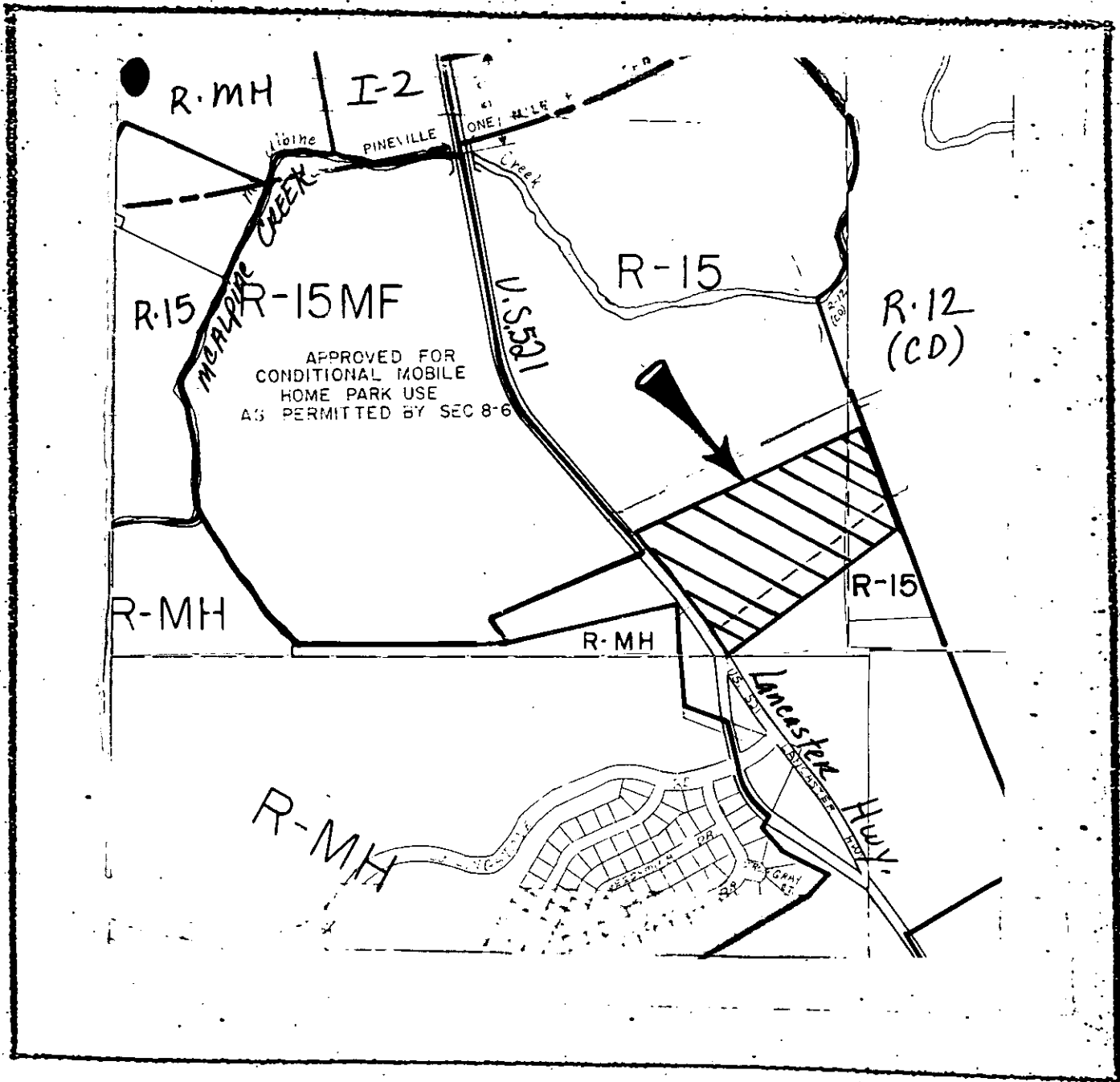
PETITION NO. 80-13(c)

HEARING DATE 4/14

ZONING CLASSIFICATION, EXISTING R-15 REQUESTED RU(CD) for plant nursery

LOCATION A 20.0 acre tract fronting 800 feet on the easterly side of U. S. Hwy. 521 and about 2,300 feet south of McAlpine Creek.

Acreage: 20.0



ZONING MAP NO. 175

SCALE 1" = 800'

PROPERTY PROPOSED FOR CHANGE



PROPERTY INFORMATION

Property Owner: Richard and Faye Waters, Lewis and Nancy Harrison and Wendell and Mary Jo Christopher
Date Acquired: September 1976
Deed Reference: 3846-242
Tax Parcel No.: 223-111-07
Current Tax Value: \$42,000.
Size: 20.0 acres
Street Frontage: 800 feet on easterly side of U. S. 521
Current Land Use: Vacant, abandoned farm

ZONING HISTORY

Present Zoning: R-15
Date Established: January 1, 1972
Past zoning changes on property or within area: This same property was part of a larger area which was petitioned for a rezoning change from R-15 to R-15MF in 1974. That petition for multi-family was denied by the County Commission. Two rezonings have occurred on the west side of U. S. 521 opposite the subject site. In 1970 a large area northwest of the subject site was granted conditional use approval for a mobile home park. Just south of this site a large area was rezoned from R-15 to R-MH in 1971. North of McAlpine Creek a recent request to change from I-2, R-MH and R-15 to I-2(CD) was denied by County Commission in 1979. East of the subject property lies an area which was rezoned from R-12 and R-15 to R-PUD in 1970. This same property was subsequently rezoned to R-12(CD) which it now remains.

NEIGHBORHOOD FEATURES/CHARACTERISTICS

Defined neighborhood of which property is a part: Pineville

Transportation Facilities:

<u>Arterials</u>	<u>Physical Features</u>	<u>Traffic Volumes</u>
U. S. 521	2 lane thoroughfare	4,632 ADT in 1978, 24 hr.

Transit Service Within Area: No bus service is provided to this property.

PUBLIC PLANS AND PROGRAMS IN THIS AREA

Comprehensive Plan 1995: The Plan Map suggests that this property should generally be developed for industrial use. (Under present conditions, this is a questionable detail of the Plan Map.)

SIGNIFICANT ZONING DISTINCTIONS

	<u>Present Zoning</u>	<u>Proposed Zoning</u>
Use:	Single Family Residential	RU(CD) for landscape nursery operation with residence
Density:	2.9 dwellings per acre	one single family dwelling is proposed

Development Standards:

Lot Size: 15,000 sq. ft.
Setback: 40 ft.
Rear Yard: 55 ft.

Not Applicable
All structures must be a minimum of 50 ft. from any exterior property line adjacent to Rural or Residential districts and at least 100 ft. from any existing residence on adjacent tracts of land in the Rural or Residential districts.