1952 Smokey Park Highway Rezoning
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Existing use on property
1952 Smokey Park Highway Rezoning
Views east and west from property
1952 Smokey Park Highway Rezoning

Character of area
1952 Smokey Park Highway Rezoning

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Residential area behind property
1952 Smokey Park Highway Rezoning

Plan consistency and reasonableness

• US 19-23 is a major transportation corridor to the west; 3 lanes wide at site of Subject Property; right of way for widening

• Area is characterized by small businesses on small lots, interspersed with residential; typical for corridors in previously unzoned parts of County

• Area is becoming more commercial; the property is between two “hubs” as shown on the Comprehensive Plan 2006 Update; water and sewer are nearby
1952 Smokey Park Highway Rezoning

Plan consistency and reasonableness

• Zoning in the area is a mixture of commercial and residential, with CS zoning immediately to the west

• CS classification would make the zoning uniform in this area, and permit investment in the property (self-storage is a non-conforming use)

• New development will be required to buffer adjacent residential properties; no negative effect
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Questions?