

ZONING DOCKETS FROM THE JUNE 27, GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-22	Lawrence Wagner 8551 White Horse Road R-S to C-3 B005010100901	19	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 18, 2012 were:</p> <p><u>Speakers For</u></p> <ul style="list-style-type: none"> (1) Would like to rezone to be consistent with the adjacent C-3 zoning (2) Would like to sell property in conjunction with adjacent property (3) Ample traffic in the area and may continue as road widens to 7 lanes (4) Rerouting of Hunts Bridge to this intersection will make this piece more suitable for commercial (5) Structure on site will likely be demolished with something new built (6) New use will likely generate less traffic as the church has a large number leaving and entering at the same time. A new business would have more consistent traffic rather. <p><u>Speakers Against</u></p> <ul style="list-style-type: none"> (1) N/A 					<p>Petition/Letter</p> <p>For –</p> <p>Against –</p>
Staff Report	<p>The site is currently occupied by a church. In 2000, the parcel to the south was rezoned to C-3, Commercial. In addition, the parcels across the street are also zoned commercial. As such, this area has transitioned since the time of original zoning to a non-residential around the intersections of Hunts Bridge and White Horse Roads. White Horse Road is also classified as a community corridor, which permits non-residential uses. Therefore, based on these reasons, Staff recommends approval of the C-3, Commercial, rezoning request.</p>					

Planning Report

DOCKET NUMBER: CZ-2012-22

APPLICANT: Lawrence Wagner

PROPERTY LOCATION: 8551 White Horse Road

PIN/TMS#(s): B005010100901

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

ACREAGE: 1.6

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The subject parcel was originally zoned R-S, Residential Suburban, as part of Area 3 in April 1972. There have been no rezoning requests for the subject parcel. The parcel to the south was rezoned to C-3, Commercial in 2000 as Docket CZ-2000-74. This parcel had previously been requested for S-1, Services in 1989, but was denied.

EXISTING LAND USE: Church

AREA CHARACTERISTICS: Various commercial, residential uses, and institutional
North: R-M20, Multifamily Residential, Armstrong Elementary
East: C-2, Commercial, undeveloped
South: C-3, Commercial, storage building sales
West: R-S, Residential Suburban, single-family residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea

WHITE HORSE ROAD PLAN: Public/Semi-Public

IMAGINE GREENVILLE PLAN: Residential Land Use 3 on a Community Corridor

ROADS: White Horse Road: Five-lane, SCDOT maintained road with sidewalks on both sides (under construction)
Trammell Road: Two-lane, County maintained road with no sidewalks (under construction at intersection)

TRAFFIC IMPACT: Traffic generated from the site can vary greatly due to the variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located just south of the intersection of White Horse and Trammell Roads. The 2009 traffic count was 17,300 average daily trips. Traffic volumes have declined by approximately five percent over the past five years at this location.

SUMMARY

The property is zoned R-S, Residential Suburban, which is designed to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. The request is for C-3, Commercial, which is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents including but not limited to the following: Commercial Amusements, Animal Shelters, Cabinet/carpentry shops, Nursing Care Facilities, Firework Stands, Hospitals, Museums, Pawn Shops, Recording Studios, Sign Manufacturing. The C-3, Commercial, district also allows single-family and multifamily residential as conditional uses.

CONCLUSION

The site is currently occupied by a church. In 2000, the parcel to the south was rezoned to C-3, Commercial. In addition, the parcels across the street are also zoned commercial. As such, this area has transitioned since the time of original zoning to a non-residential around the intersections of Hunts Bridge and White Horse Roads. White Horse Road is also classified as a community corridor, which permits non-residential uses. Therefore, based on these reasons, Staff recommends approval of the C-3, Commercial, rezoning request.



