

Zoning Docket from October 22, 2014 GCPC Meeting

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2014-44	John Shaw for J.C. Hendrix Irrevoc Trust and Angela H. Harteg 7205 White Horse Road B004050102300 and B004050102400 R-10 to C-3	19	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 20, 2014 were:</p> <p><u>Speakers For:</u></p> <p>1) Had property for sale as residential for six years. Best use is commercial. Asking C-3. No restrictions against commercial.</p> <p>2) Only commercial interested in buying. Not suitable for residential after widening. Tried renting, but didn't work out.</p> <p><u>Speakers Against</u></p> <p>1) Petition by 64 residents. Will negatively affect property value. Increased traffic a concern.</p> <p>2) Owns property directly behind. Property in disrepair, unlivable. Two offers for residential on her own house.</p> <p>3) Agrees with former speaker. Did child pick up for years.</p> <p>4) Feels commercial is not beneficial. Ingles years away from moving in across street. Nothing commercial west of White Horse in County plan.</p> <p>5) Next entrance is Berea Fire Department on left. Do not need more tire stores, car lots. Makes a mess up and down White Horse. Prefers it stay residential.</p> <p>6) Road widened. Small lot. Traffic visibility concerns. Should keep <u>White Horse looking better for visiting traffic coming through.</u></p>					<p>Petition/Letter</p> <p>For: None</p> <p>Against: 64 signatures</p> <p align="center">_____</p> <p align="center">_____</p>
Staff Report	<p>The subject properties are two vacant parcels of land located on the north side of Parkdale Road, and the west side of White Horse Road. They have approximately 330 feet of total road frontage. The properties are currently zoned R-10 (Single Family Residential); this application is requesting to rezone to C-3 (Commercial). The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.</p> <p>The White Horse Road Corridor Study Future Land Use map completed in 2006 calls for "commercial/office" uses for the subject parcels.</p> <p>The applicant has not proposed a use for the subject parcels.</p>					

Planning Report

DOCKET NUMBER: CZ-2014-44

APPLICANT: John Shaw for J.C. Hendrix Irrevoc Trust and Angela H. Harteg

PROPERTY LOCATION: 7205 White Horse Road

PIN/TMS#(s): B004050102300 and B004050102400

EXISTING ZONING: R-10, Single Family Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.64

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The parcel was zoned R-10 in April 1972 as part of Area 3.

EXISTING LAND USE: Vacant single family residence

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Vacant
East	C-3	Right of way for White Horse Road, further east is vacant
South	R-10	Right of Way for Parkdale Road, further south is single family residential (Parkdale Subdivision)
West	R-10	Single family residential (Parkdale Subdivision)

WATER AVAILABILITY:

SEWER AVAILABILITY:

Greenville Water System
Berea Sewer District (capacity unknown)

IMAGINE GREENVILLE:

Residential Land Use 3

**WHITE HORSE ROAD
CORRIDOR STUDY:**

Commercial/Office Use

ROADS:

White Horse Road: Seven-lane Major Arterial Freeway/Expressway
Parkdale Drive: Two-lane County maintained local

TRAFFIC:

Location of Counter	Distance to Site	2007	2011	2012
White Horse Road	5,800' S	28,400	26,900 (-5%)	26,100 (-8%)

SUMMARY:

The subject properties are two vacant parcels of land located on the north side of Parkdale Road, and the west side of White Horse Road. They have approximately 330 feet of total road frontage. The properties are currently zoned R-10 (Single Family Residential); this application is requesting to rezone to C-3 (Commercial). The C-3 district is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

The White Horse Road Corridor Study Future Land Use map completed in 2006 calls for "commercial/office" uses for the subject parcels.

The applicant has not proposed a use for the subject parcels.

CONCLUSION:

It is staff's opinion the requested zoning classification is consistent with the White Horse Road Corridor Study's recommendation of commercial/office use. As well, the subject parcels are ill-suited for single family development along a classified major arterial freeway. Therefore, based on these reasons, staff recommends approval of the request to rezone the subject parcels from R-10 Residential to C-3 Commercial. The Planning Commission recommends approval.

