

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-07	Teodoro Lloyd Silva for M & T. Properties, Inc. 8 White Circle 0231000303100, 0231000301400, and 0231000301500 R-10, Single-Family Residential to S-1, Services	23	Denial	Denial		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Fernando Silva – Property Owner</p> <ul style="list-style-type: none"> • Wants to place a car lot/shop/repair facility on property • Wants to build a 40x40 metal building <p><u>Speakers Against:</u></p> <p>1) None</p> <p>List of meetings with staff:</p> <p>None</p>				<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>120</p>	
Staff Report	<p>The subject parcel is 0.75 acres of property located south of Old Easley Highway on White Horse Road at White Circle. The parcel has approximately 130 feet of frontage along White Horse Rd and 160 feet of frontage along White Circle.</p> <p>The application did not include the proposed use.</p> <p>It is staff's opinion that this requested rezoning would have significant impact on the adjacent neighborhood. The proposal is inconsistent with surrounding residential uses and zoning. Further, it is staff's opinion that the proposed zoning would further destabilize this section of White Horse Road by introducing an incompatible use next to a residential area.</p> <p>Based on these reasons, staff recommends denial of the requested S-1, Services.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-07

APPLICANT: Teodoro Lloyd Silva for M & T. Properties, Inc.

PROPERTY LOCATION: 8 White Circle

PIN/TMS#(s): 0231000303100, 0231000301400 and 0231000301500

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: S-1, Services

ACREAGE: 0.75

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The parcel was zoned R-10, Single-Family Residential in June 1973 as part of Area 4A.

EXISTING LAND USE: single-family residences

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	vacant wooded
East	R-7.5	cemetery (Graceland Cemetery West)
South	C-2	used car dealer
West	R-10 and R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

The subject property is also designate as a *Community Corridor* which has a near-balance of residential and nonresidential uses. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

ROADS: White Horse Road: six-lane State-maintained major arterial
White Circle: two-lane County-maintained local

TRAFFIC: No traffic counts in proximity of White Horse Road or White Circle.

SUMMARY:

The subject parcel is 0.75 acres of property located south of Old Easley Highway on White Horse Road at White Circle. The parcel has approximately 130 feet of frontage along White Horse Rd and 160 feet of frontage along White Circle.

The subject parcels are zoned R-10, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district is intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

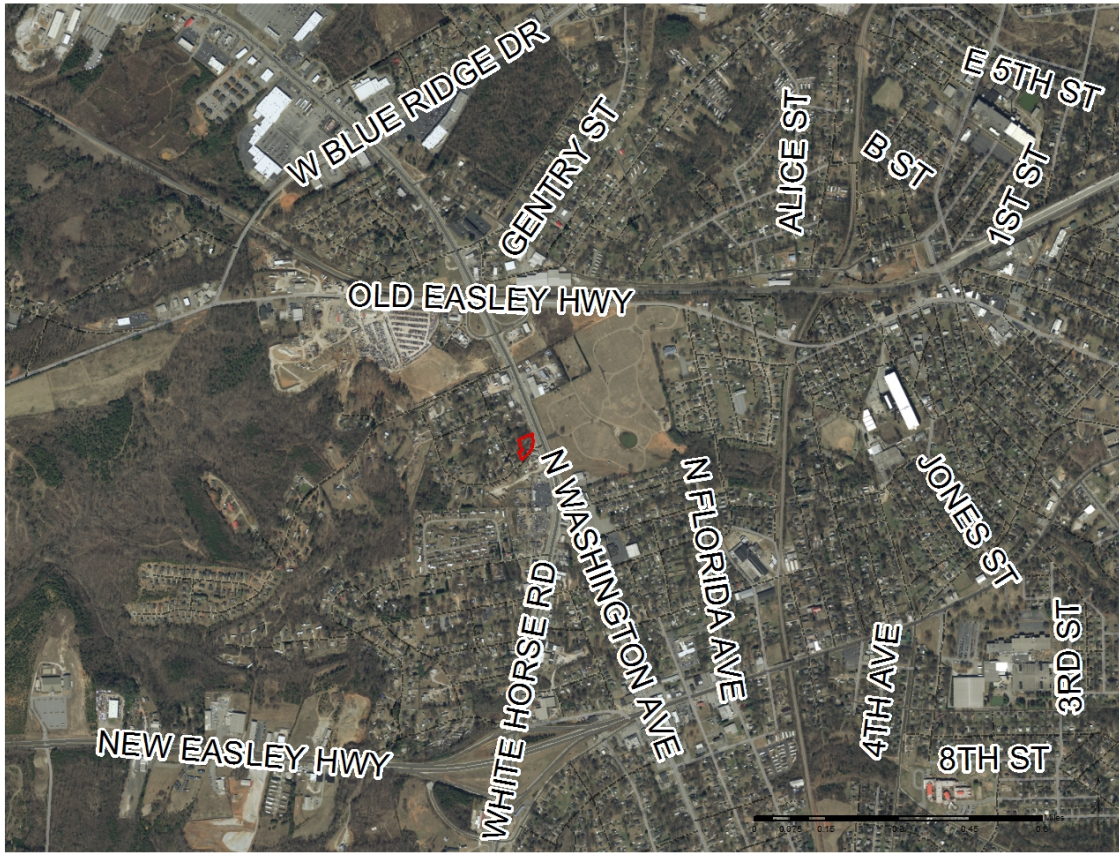
The application is requesting to rezone the properties to S-1, Services. This district is established to provide a transition between commercial and industrial districts by allowing 1) commercial uses which are service related; 2) service-related commercial uses which sell merchandise related directly to the service performed; 3) commercial uses which sell merchandise which requires storage in warehouses or outdoor areas; and 4) light industries which in their normal operations would have a minimal effect on adjoining properties. All of the uses permitted in this district shall be conducted in such a manner that no noxious odor, fumes, smoke, dust, or noise will be admitted beyond the property line of the lot on which the use is located.

No proposed use was stated on the application.

CONCLUSION:

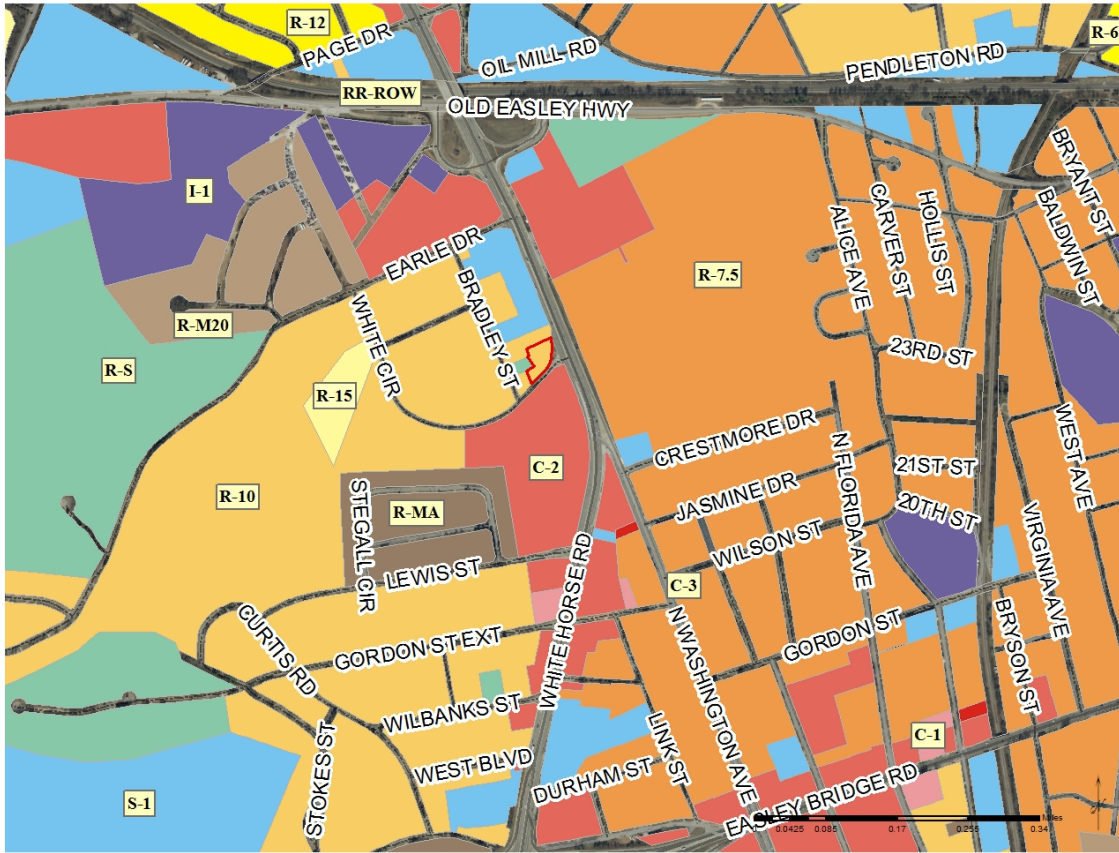
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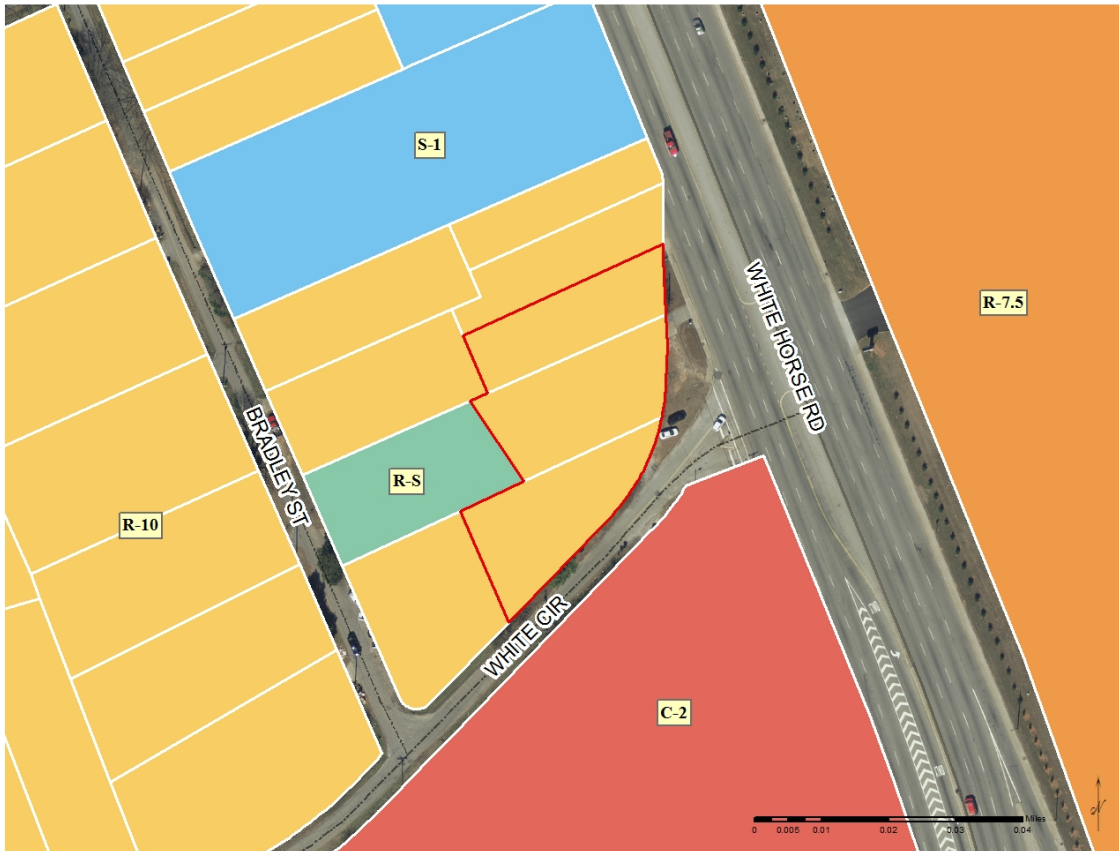


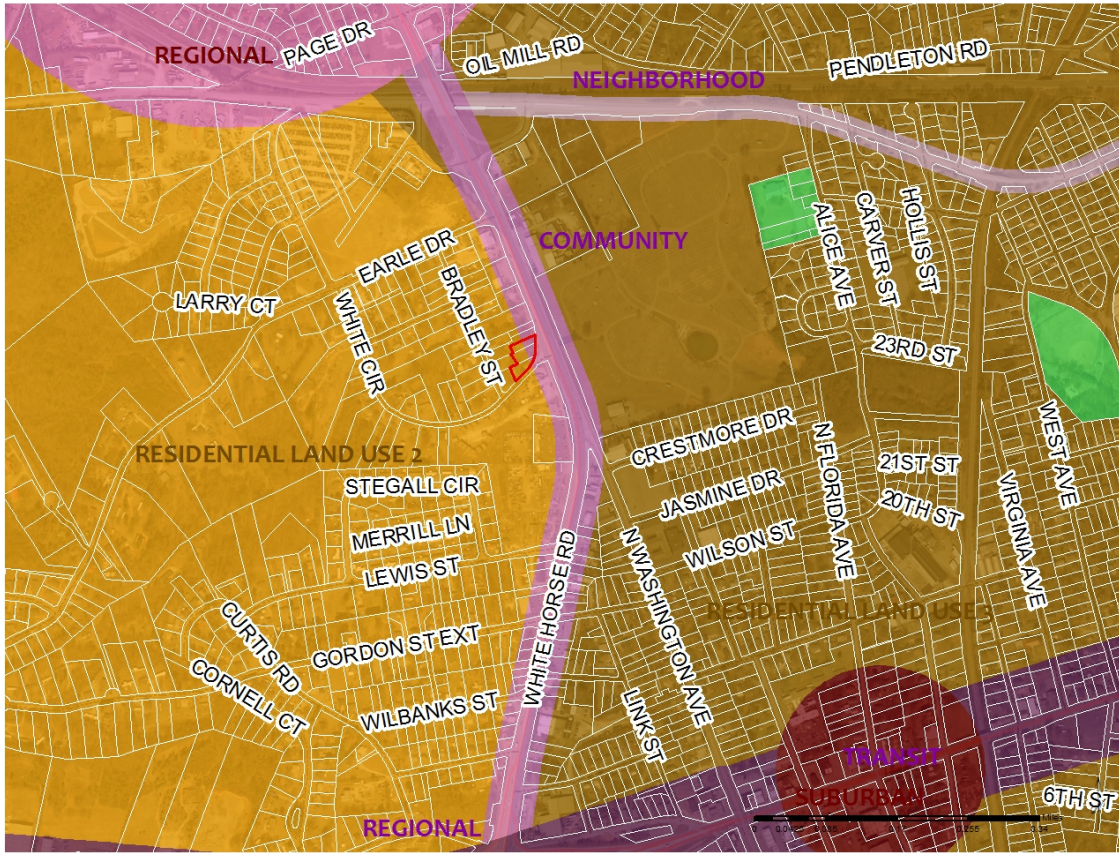
Aerial Photography, 2014





Zoning Map





Imagine Greenville Future Land Use Map