

Zoning Docket from May 16, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-25	Kays and Juliet Kaysi 3902 White Horse Road 0241000200200 R-10, Single-Family Residential To O-D, Office District	25	Approval	Approval 5/25/16	6/6/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2016 were:</p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> 1) Kays Kaysi, Applicant <ul style="list-style-type: none"> • Wants to open his own urgent care center • Will tear down the building and replace with a new building <p><u>Speakers Against:</u></p> <ul style="list-style-type: none"> 1) Welcome Community Resident <ul style="list-style-type: none"> • Against any business in the area, because there is already business existing • Instead, we need to make sure the residence use should be preserved • Should be adding more business in areas already zoned for business <p>List of meetings with staff: none</p>					<p>Petition/Letter</p> <p><u>For:</u> none</p> <p><u>Against:</u> none</p>
Staff Report	<p>The subject parcel is 0.4 acres of property located on White Horse Road approximately 0.5 miles south of the intersection of White Horse Road and New Easley Highway intersection. The parcel has approximately 130 feet of frontage along White Horse Road and 180 feet of frontage along Welcome Avenue.</p> <p>The applicant states the proposed land use is for a physician’s office. The result of a successful rezoning to O-D at this location is beneficial to surrounding uses and consistent with the surrounding zoning. The application supports a good transition from a major roadway (designated a Regional Corridor in the Future Land Use map) to adjacent single family residential.</p> <p>It is staff’s opinion that this requested rezoning would have minimal impact to the character of the surrounding area. The proposal is consistent with future land use plan.</p> <p>Based on these reasons, staff recommends approval of the request for O-D Office Development.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-25

APPLICANT: Kays and Juliet Kaysi

PROPERTY LOCATION: 3902 White Horse Road

PIN/TMS#(s): 0241000200200

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 0.4

COUNCIL DISTRICT: 25 – Gibson

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

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	single-family residential (Camilla Park 2 SD)
East	R-10	single-family residential (Camilla Park 2 SD)
South	C-2	single-family residential
West	R-12	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 designated as a *Regional Corridor*. These corridors are predominantly nonresidential. The form and function of these corridors allows for tall buildings, tight placement, and any nonresidential use. Intensity of traffic, speed, and use will likely be the highest in the County. The roads within these corridors are a minimum of four lanes and most intersections are signalized. Given the high volume and speed of traffic, access is managed with design principles that are intended to limit curb cuts and force access off the road itself. Multi-modal transportation options may be incorporated into the access points of the Regional Corridors.

ROADS: White Horse Road: six-lane State-maintained major arterial freeway/expressway
Welcome Avenue: two-lane State-maintained local

Location of Traffic Count	Distance to Site	2007	2013	2014
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TRAFFIC:

White Horse Road	1,800' S	32,400	27,300 -15.7%	29,000 6.2%
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SUMMARY:

The subject parcel is 0.4 acres of property located on White Horse Road approximately 0.5 miles south of the intersection of White Horse Road and New Easley Highway. The parcel has approximately 130 feet of frontage along White Horse Road and 180 feet of frontage along Welcome Avenue.

The subject parcel is zoned R-10, Single-Family Residential. This residential district is established as an area 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 this district.

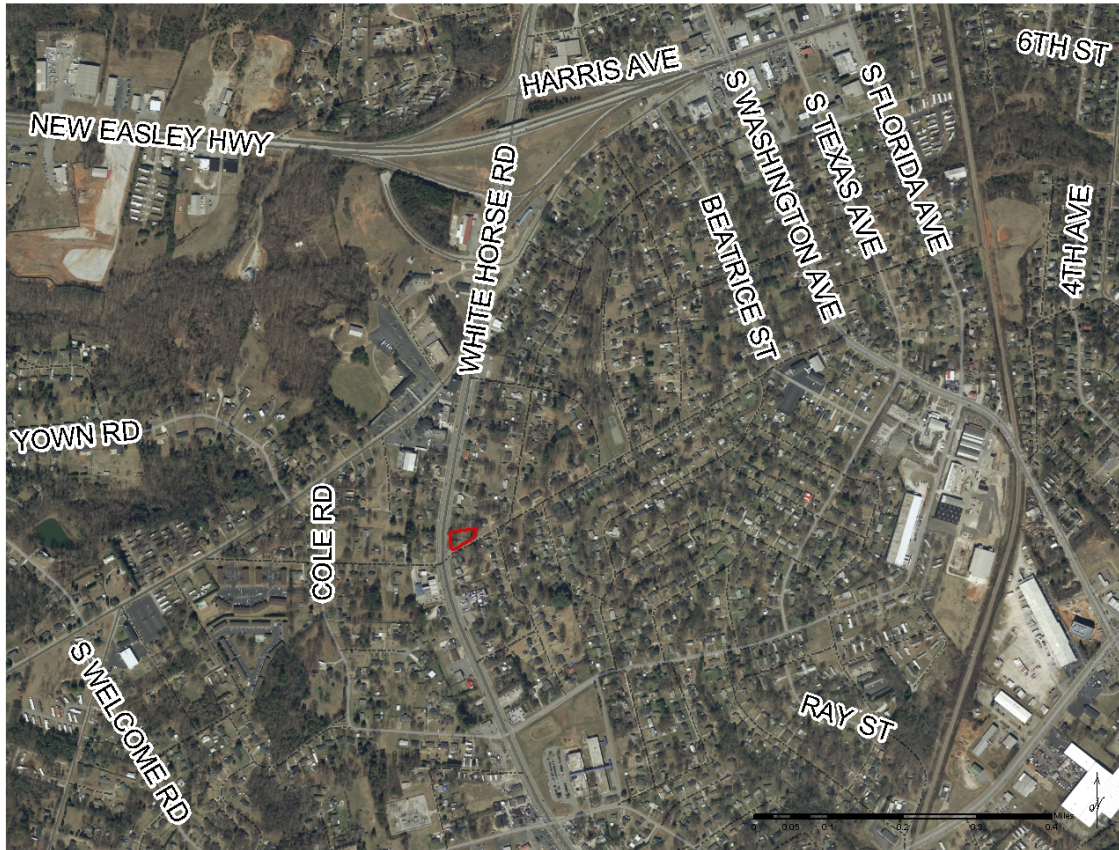
The applicant is requesting to rezone the property to O-D, Office District. This district is established to provide for office uses including but not limited to the following: accountant, advertising agency, bank, saving and loan, broadcasting studio, brokerage house, employment agency, insurance, professional offices, real estate, and research facilities.

The applicant states the proposed land use is for a physician's office. The result of a successful rezoning to O-D at this location is beneficial to surrounding uses and consistent with the surrounding zoning. The application supports a good transition from a major roadway (designated a Regional Corridor in the Future Land Use map) to adjacent single family residential.

CONCLUSION:

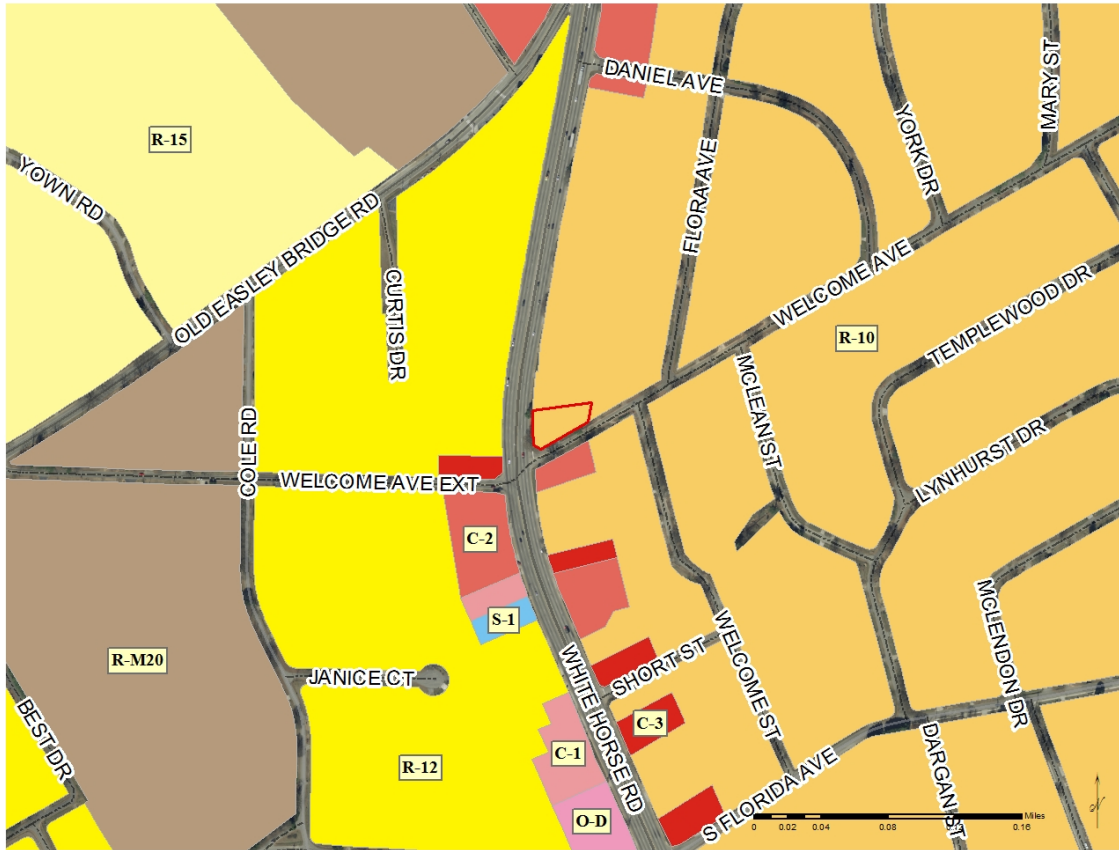
It is staff's opinion that this requested rezoning would have minimal impact to the character of the surrounding area. The proposal is consistent with future land use plan.

Based on these reasons, staff recommends approval of the request for O-D Office Development. The Planning Commission recommends approval.

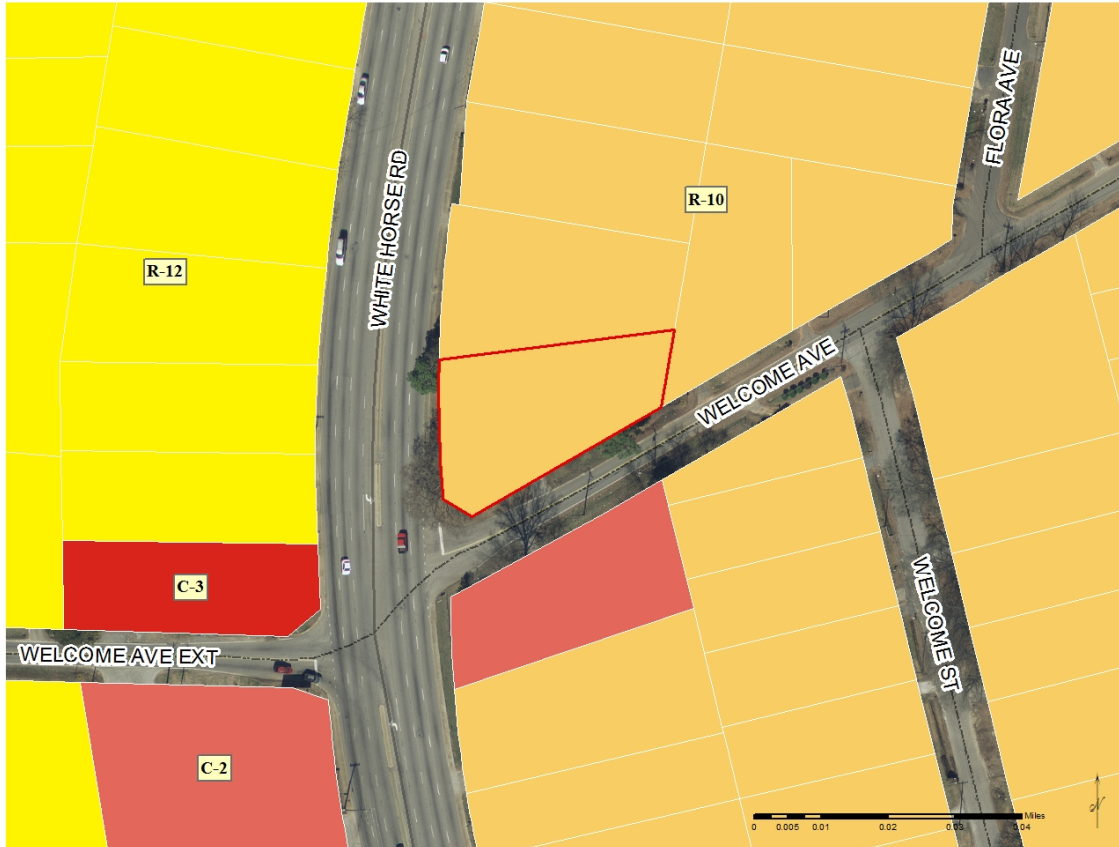


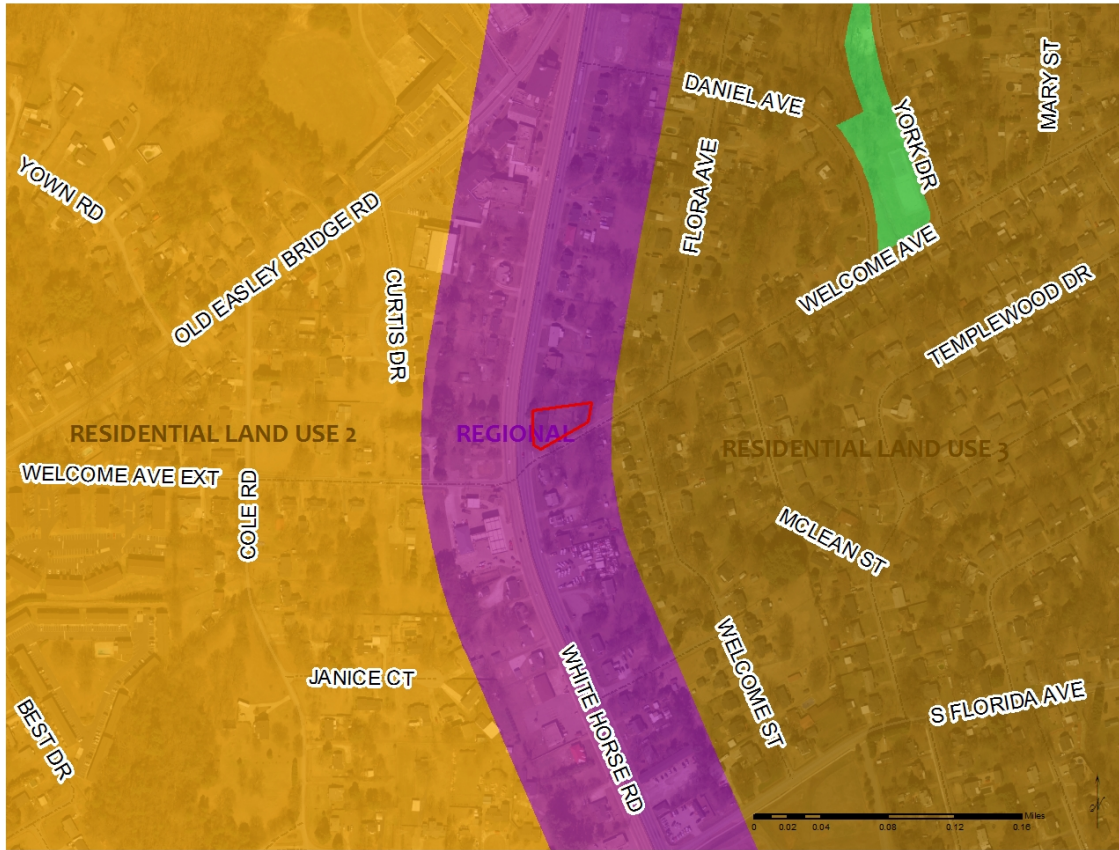
Aerial Photography, 2014





Zoning Map





Future Land Use Map