

**Zoning Docket from August 15, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2016-46	Jose Rivera 3916 White Horse Road 0241000200700 R-10, Single-Family Residential to C-1, Commercial	25	Denial	Denial		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 15, 2016 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>• Open a high end spa</li> <li>• Use existing house</li> <li>• Property chosen for frontage along White Horse Road</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p>The subject parcel is 0.35 acres of property located on White Horse Road approximately 0.9 miles north of the intersection of White Horse Road and Anderson Road. The parcel has approximately 80 feet of frontage along White Horse Road.</p> <p>The subject parcel and the immediate surrounding properties are zoned Single-Family Residential. The R-10, Single-Family Residential district is established as an area in which the principal land use is for single-family dwellings. Although the subject property is located on White Horse Road, it is in an established residential area characterized by single-family homes. The requested C-1, Commercial would provide for commercial establishments that are inconsistent with the surrounding residential properties.</p> <p>There are significant challenges with this property to meet county requirements for commercial drive and parking due to the limited space on the sides and the rear of the property.</p> <p>The applicant states the proposed land use is for barber/beautician.</p> <p>Staff is of the opinion that this rezoning would have a negative impact on surrounding residential properties. This area of White Horse Road is predominantly single-family residential. A land use inventory conducted by staff confirmed that these homes are occupied single family dwellings. Commercial rezoning in this segment of White Horse Road is not consistent with the surrounding land uses and zoning and would set a precedent for further commercialization. There are other established commercial areas nearby on White Horse Road that have been designated for commercial zoning.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.</p>					

**Planning Report**

**DOCKET NUMBER:** CZ-2016-46

**APPLICANT:** Jose Rivera

**PROPERTY LOCATION:** 3916 White Horse Road

**PIN/TMS#(s):** 0241000200700

**EXISTING ZONING:** R-10, Single-Family Residential

**REQUESTED ZONING:** C-1, Commercial

**ACREAGE:** 0.35

**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
East	R-10	single-family residential
South	R-10	single-family residential
West	R-12	single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**FUTURE LAND USE:** The subject property is designated as a *Regional Corridor* and is a part of the Imagine Greenville comprehensive plan.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
Current	R-10	4.4 units/acre	0.35	2 units
Requested	C-1	12 units/acre		4 units

A successful rezoning may add up to 2 dwelling units.

**ROADS:** White Horse Road: six-lane State-maintained major arterial freeway/expressway

Location of Traffic Count	Distance to Site	2007	2013	2014
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White Horse Road	2,400' S	32,400	27,300 -15.7%	29,000 6.2%
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**TRAFFIC:**

**SUMMARY:**

The subject parcel is 0.35 acres of property located on White Horse Road approximately 0.9 miles north of the intersection of White Horse Road and Anderson Road. The parcel has approximately 80 feet of frontage along White Horse Road.

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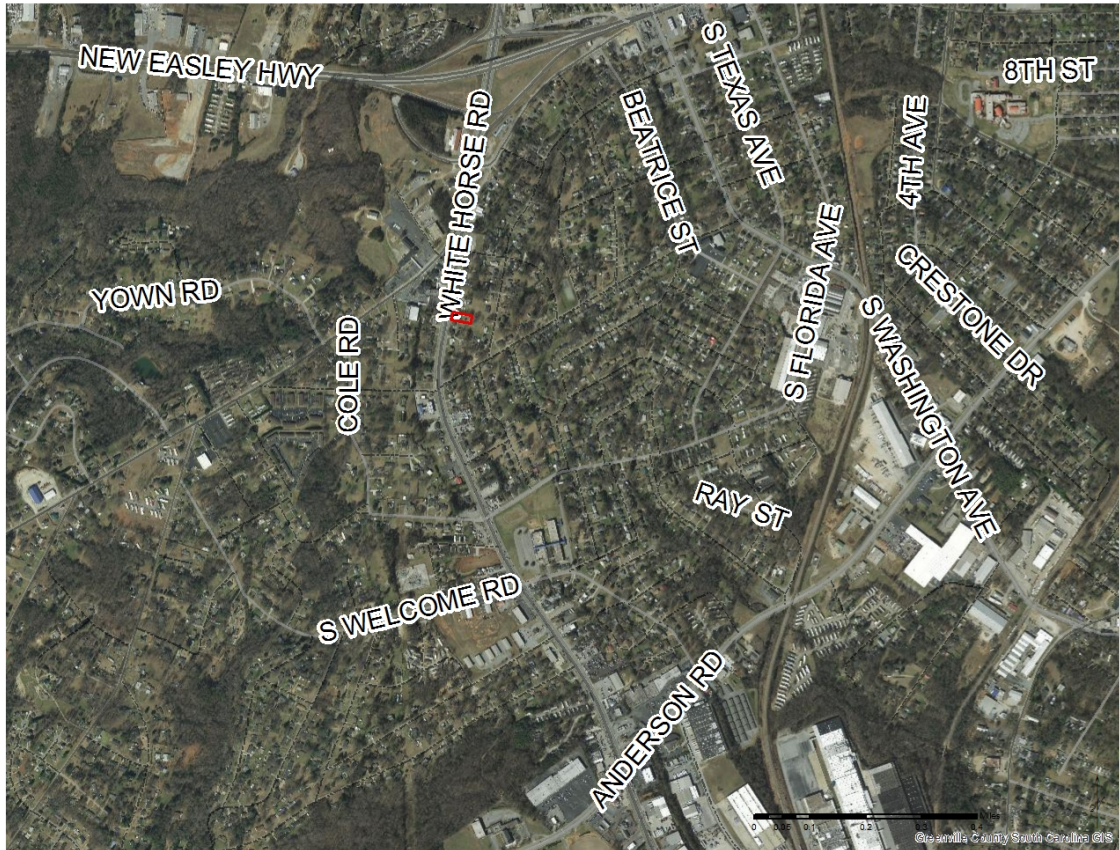
There are significant challenges with this property to meet county requirements for commercial drive and parking due to the limited space on the sides and the rear of the property.

The applicant states the proposed land use is for barber/beautician.

**CONCLUSION:**

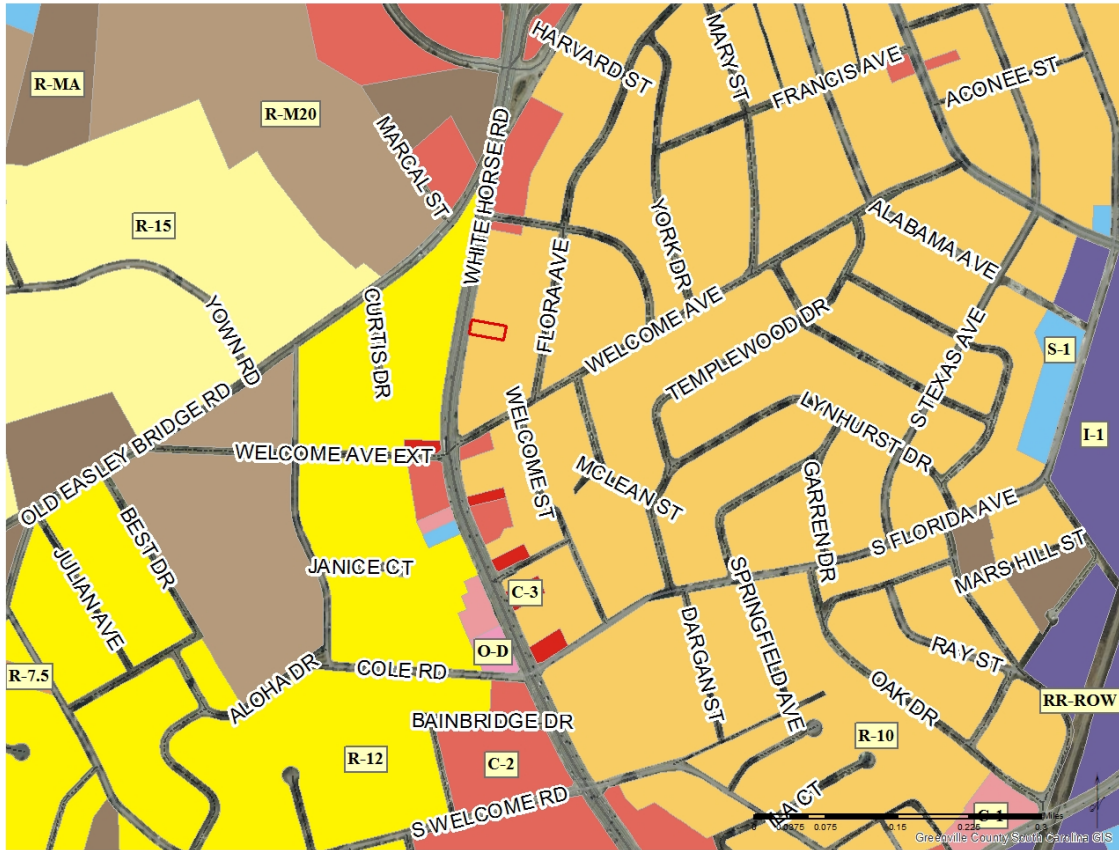
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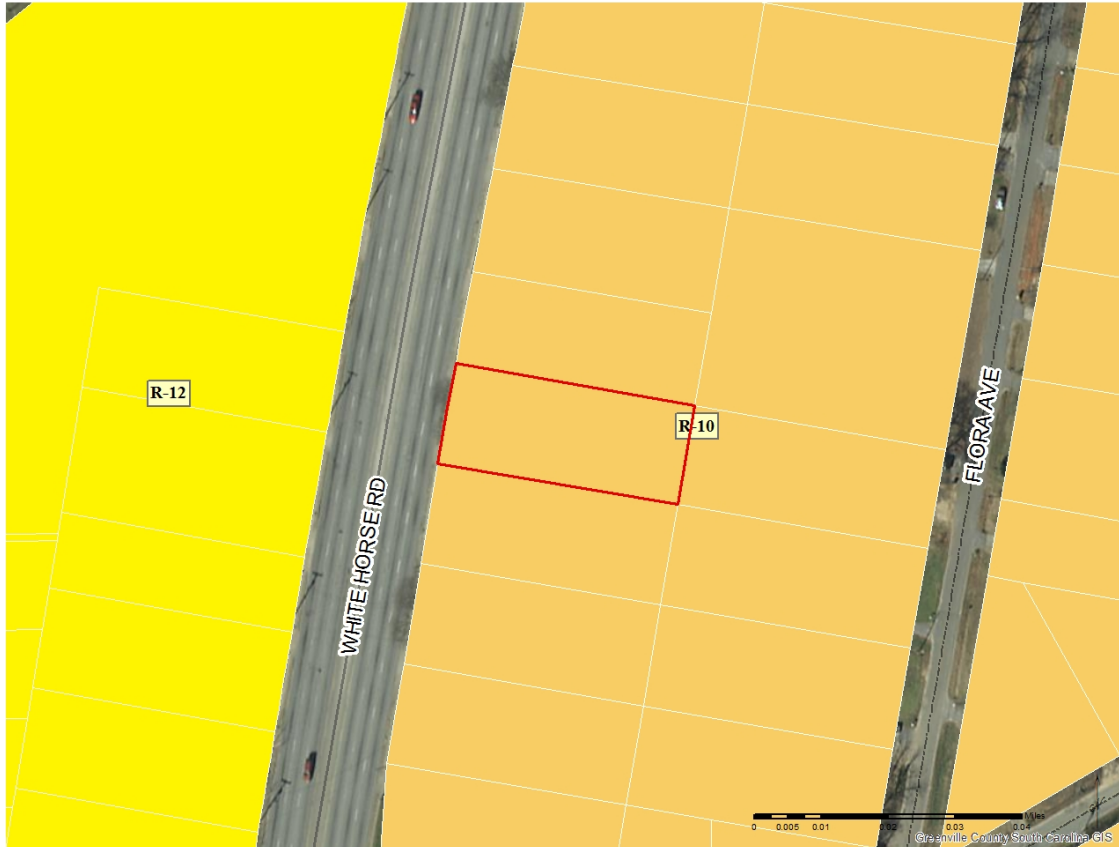


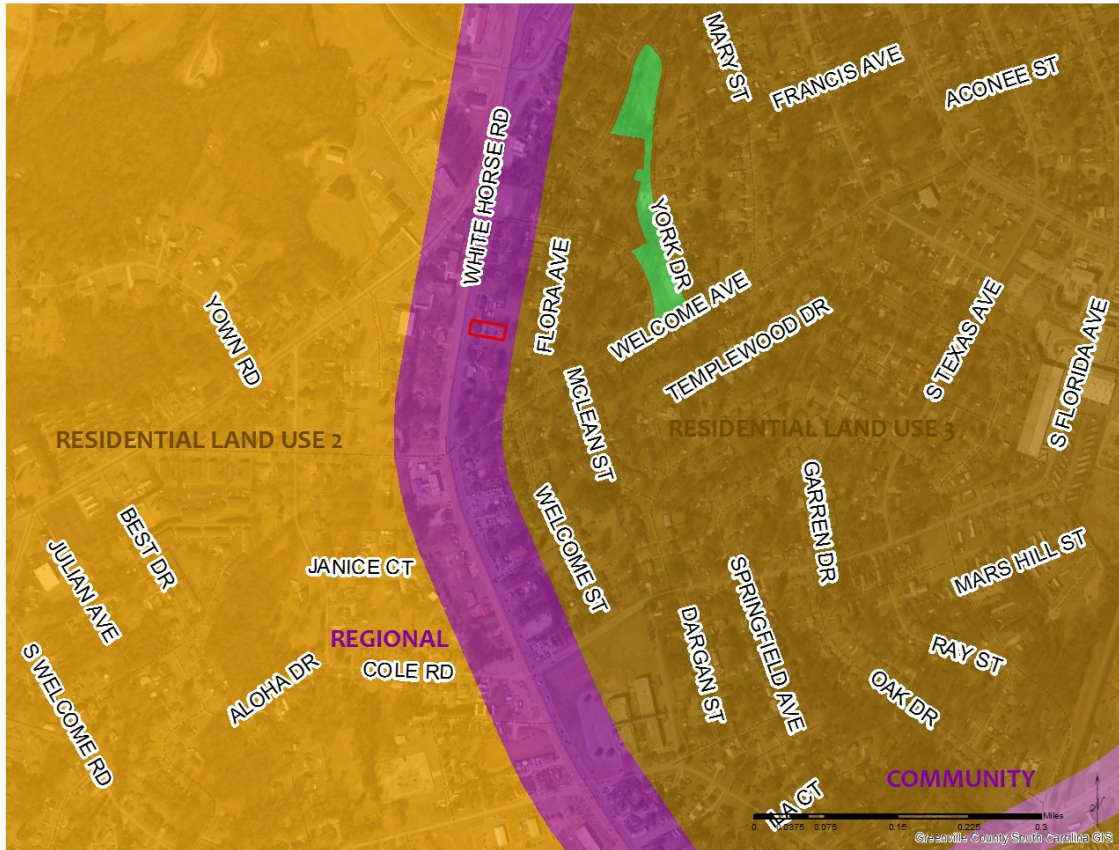
Aerial Photography, 2016





Zoning Map





Future Land Use Map