

Zoning Docket from September 19, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-53	Jad Abunijem 3807 White Horse Road 0242010203400 R-12, Single-Family Residential to C-3, Commercial	25	Approval	Approval 9-28-16		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on September 19, 2016 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Surrounding properties are businesses • Wants to sell cars only • Currently owns 2 other used car lots along Augusta and White Horse Road <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Car lots already in the area • Feels it is unnecessary <p>2) Resident</p> <ul style="list-style-type: none"> • Claims the area does not need another car sales lot • Opposed to rezoning <p>3) Resident</p> <ul style="list-style-type: none"> • Opposed to C-3 zoning • Taking away from the community <p>4) Resident</p> <ul style="list-style-type: none"> • Would like to see a plan along White Horse Road • Concerned over safety and fire issues <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 zoned R-12, Single-Family Residential is 0.7 acres of property located on White Horse Road approximately 0.7 miles south of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 160 feet of frontage along White Horse Road.</p> <p>The applicant is requesting to rezone the parcel to C-3, Commercial. The subject parcel is located along a Major Arterial Road that is designated as a Regional Corridor. There are also retail stores to the south of the property and a barber/beautician shop to the north. A used car sales lot is located to the east of the subject parcel, across White Horse Road.</p> <p>The applicant states the proposed land use is for used auto sales lot.</p> <p>The subject parcel is located in a section of White Horse Road characterized by commercial and service oriented uses and zoning. Staff is of the opinion that the requested C-3 zoning is consistent with the existing and emerging zoning pattern in this section of White Horse Road. The rezoning to C-3 is consistent with the Regional Corridor designation in the County's Future Land Use Map.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-53

APPLICANT: Jad Abunijem

PROPERTY LOCATION: 3807 White Horse Road

PIN/TMS#(s): 0242010203400

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.7

COUNCIL DISTRICT: 25 – Gibson

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	beautician/barber salon
East	R-10 and C-2	single-family residential and car sales lot
South	R-12	retail
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*.

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-12	3.6 units/acre	0.7	2 units
Requested	C-3	16 units/acre		11 units

A successful rezoning may add up to 9 units.

ROADS: White Horse Road: six-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	1,150' N	32,400	27,300 -15.7%	34,400 26%

SUMMARY:

The subject parcel zoned R-12, Single-Family Residential is 0.7 acres of property located on White Horse Road approximately 0.7 miles south of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 160 feet of frontage along White Horse Road.

The applicant is requesting to rezone the parcel to C-3, Commercial. The subject parcel is located along a Major Arterial Road that is designated as a Regional Corridor. There are also retail stores to the south of the property and a barber/beautician shop to the north. A used car sales lot is located to the east of the subject parcel, across White Horse Road.

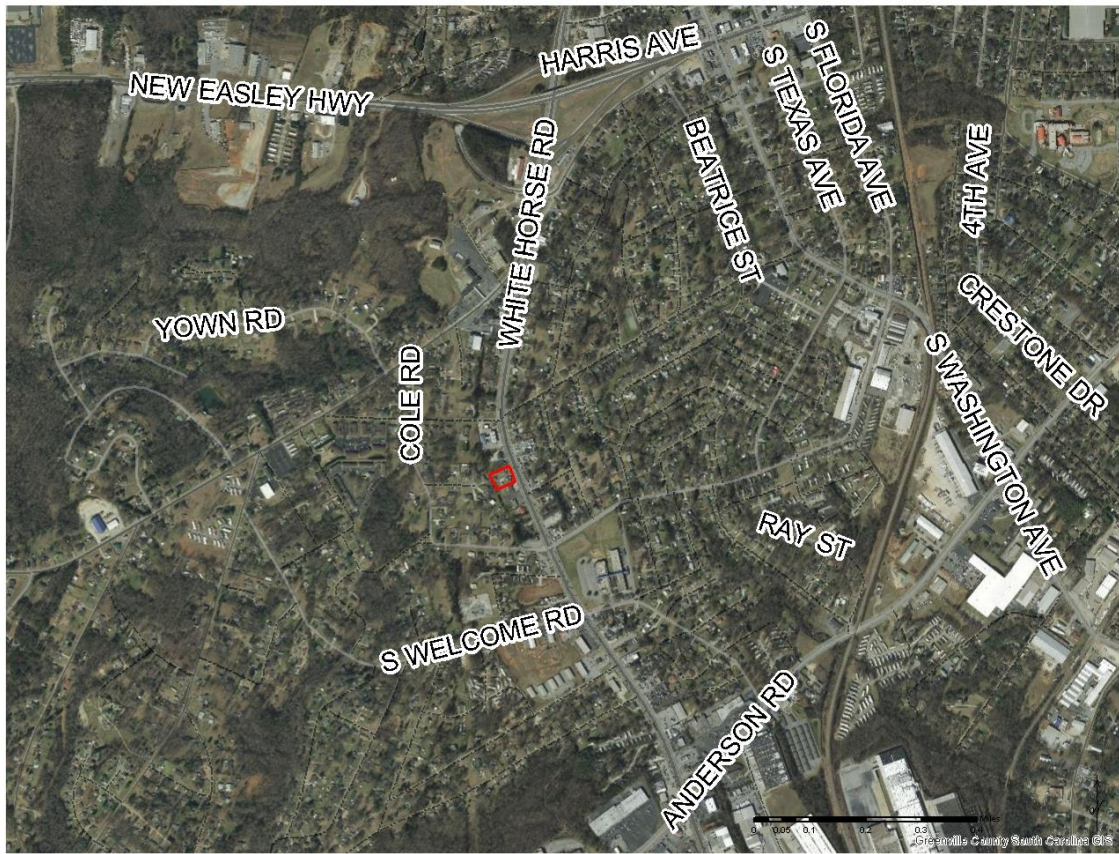
The applicant states the proposed land use is for used auto sales lot.

CONCLUSION:

The subject parcel is located in a section of White Horse Road characterized by commercial and service oriented uses and zoning. Staff is of the opinion that the requested C-3 zoning is consistent with the existing and emerging zoning pattern in this section of White Horse Road. The rezoning to C-3 is consistent with the Regional Corridor designation in the County's Future Land Use Map.

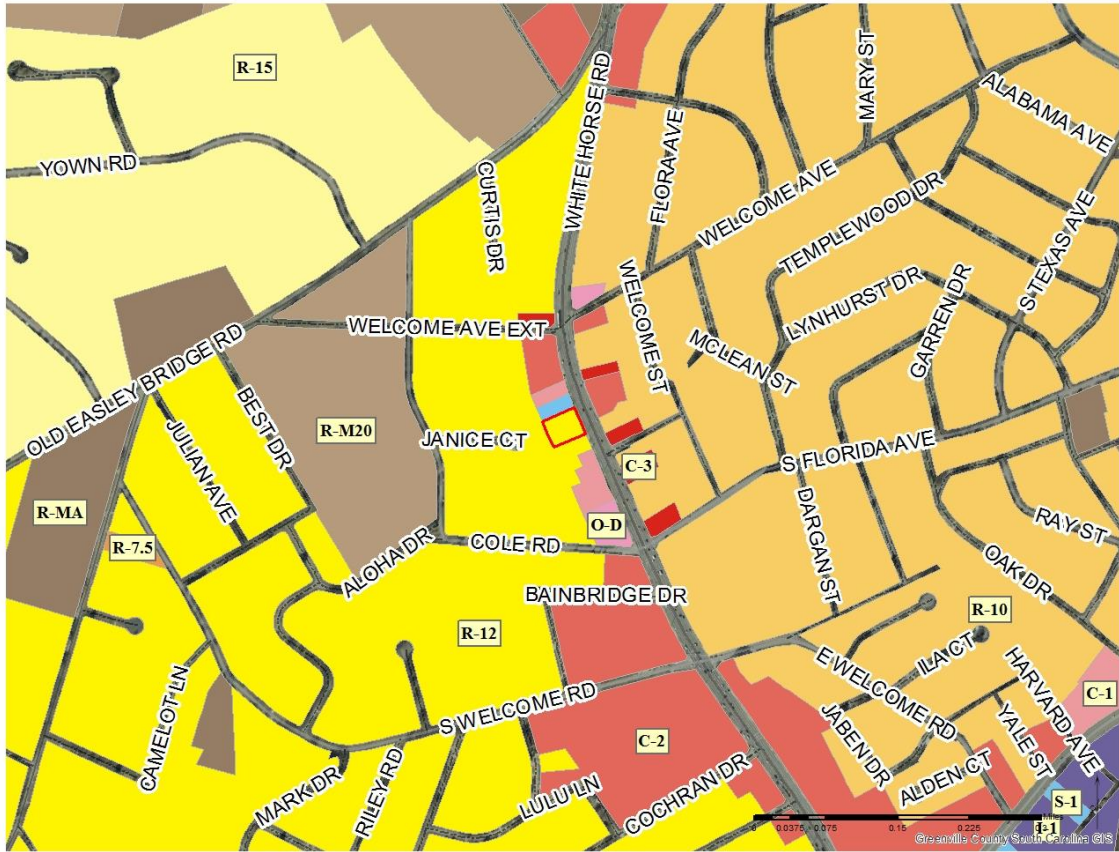
Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.

STAFF RECOMMENDATION: Approval

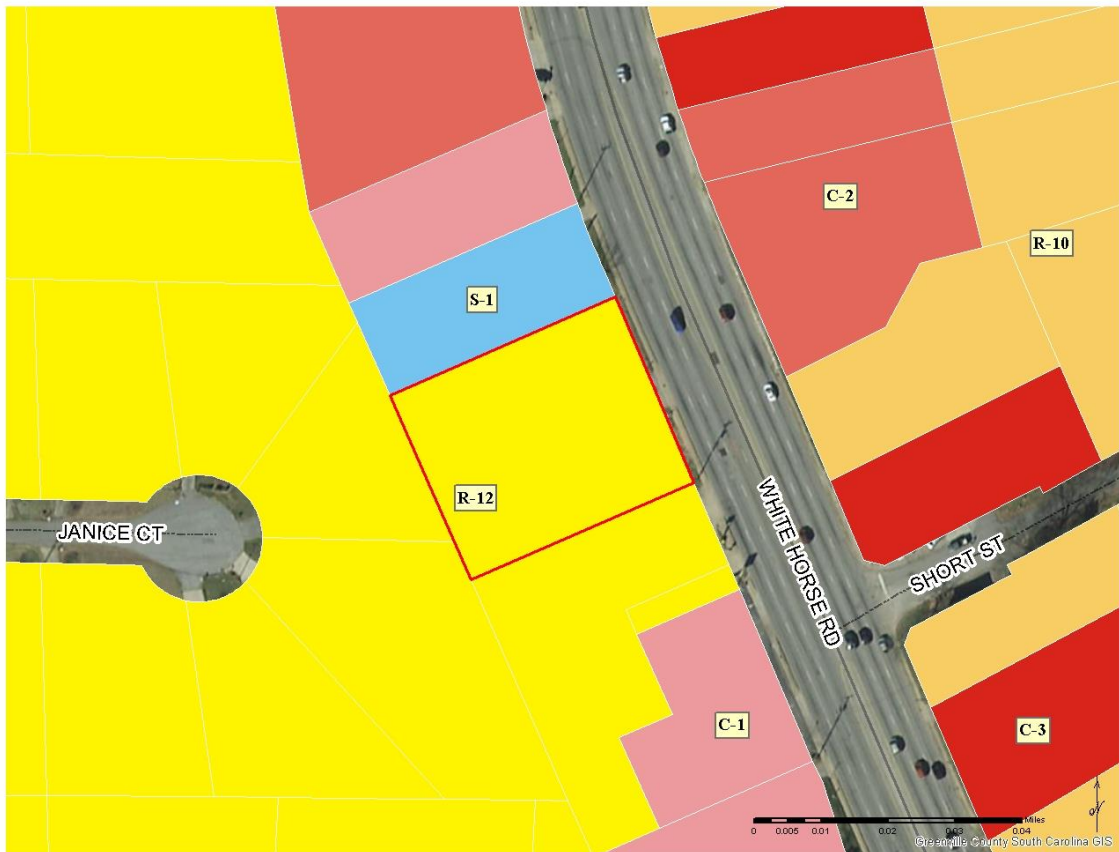


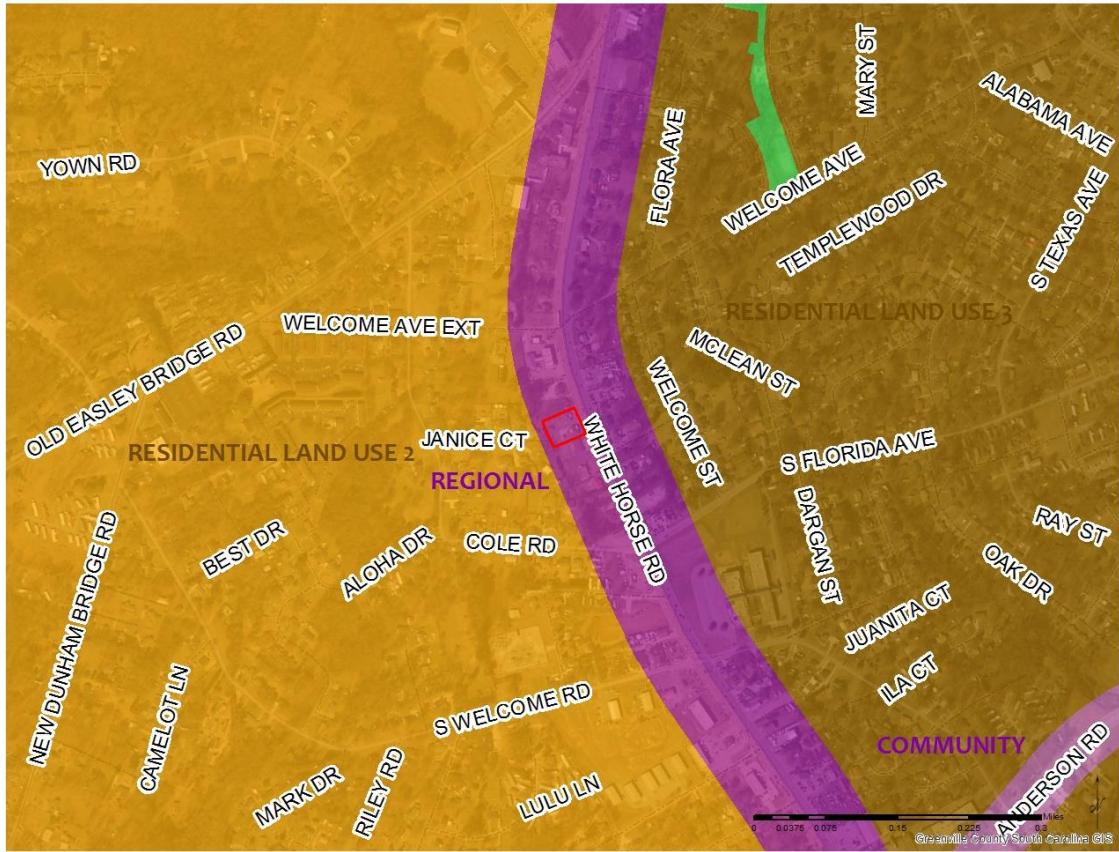
Aerial Photography, 2016





Zoning Map





Future Land Use Map