

Zoning Docket from September 19, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-56	Kays and Juliet Kaysi 7407 White Horse Road B004050101500 R-12, Single-Family Residential to O-D, Office District	19	Approval	Denial With recommendation Of POD 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"> • Physician for St. Francis • Would like to open up an urgent care facility • Have 5 exam rooms • Serve the community • Wants to open by the end of 2017 <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Would like to see definite plans • Opposed to rezoning <p>2) Resident</p> <ul style="list-style-type: none"> • Does not want to see a loss of single-family zoning • Other empty locations in the area <p>3) Resident</p> <ul style="list-style-type: none"> • Would like to see a rezoning of POD • Other available locations in the area <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 1</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned R-12, Single-Family Residential is 1.36 acres of property located on White Horse Road approximately 0.75 miles south of the intersection of Farris Bridge Road and White Horse Road. The parcel has approximately 190 feet of frontage along White Horse Road.</p> <p>The applicant is requesting to rezone the property to O-D, Office District. The property is located north of an existing Office District Zone. This section of White Horse Road is designated as a Community Corridor in the County's Comprehensive Plan.</p> <p>The applicant did not state the proposed land use.</p> <p>There are limited non-residential uses of O-D, Office District to the south and C-3, Commercial to the east of the subject parcel. Staff is of the opinion that rezoning this parcel to O-D, Office District is an appropriate zoning for this location as it is consistent with the emerging non-residential uses along this portion of White Horse Road. The subject parcel is consistent with the Imagine Greenville Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the rezoning request to O-D, Office District.</p>					
GCPC	<p>At the September 28, 2016 Commission meeting, the Commission denied the request for O-D. The Commissioners would recommend rezoning to POD.</p>					

Planning Report

DOCKET NUMBER: CZ-2016-56

APPLICANT: Kays and Juliet Kaysi

PROPERTY LOCATION: 7407 White Horse Road

PIN/TMS#(s): B004050101500

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 1.36

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	vacant wooded and pasture
East	C-3	vacant wooded and pasture
South	O-D	Church (Unity Baptist Church Berea)
West	R-12	church (Unity Baptist Church Berea)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

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

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Cedar Lane Road	5,400' NE	12,900	11,100 -14%	14,800 33.3%

SUMMARY:

The subject parcel zoned R-12, Single-Family Residential is 1.36 acres of property located on White Horse Road approximately 0.75 miles south of the intersection of Farris Bridge Road and White Horse Road. The parcel has approximately 190 feet of frontage along White Horse Road.

The applicant is requesting to rezone the property to O-D, Office District. The property is located north of an existing Office District Zone. This section of White Horse Road is designated as a Community Corridor in the County's Comprehensive Plan.

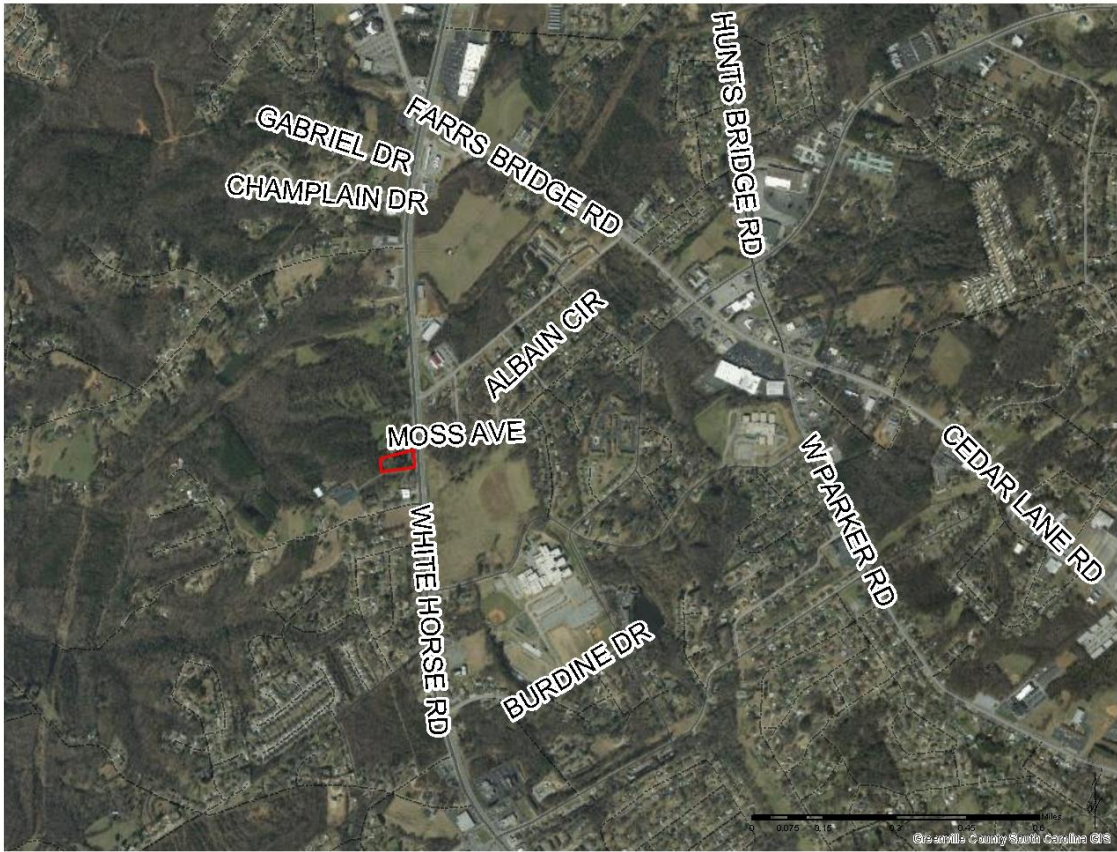
The applicant did not state the proposed land use.

CONCLUSION:

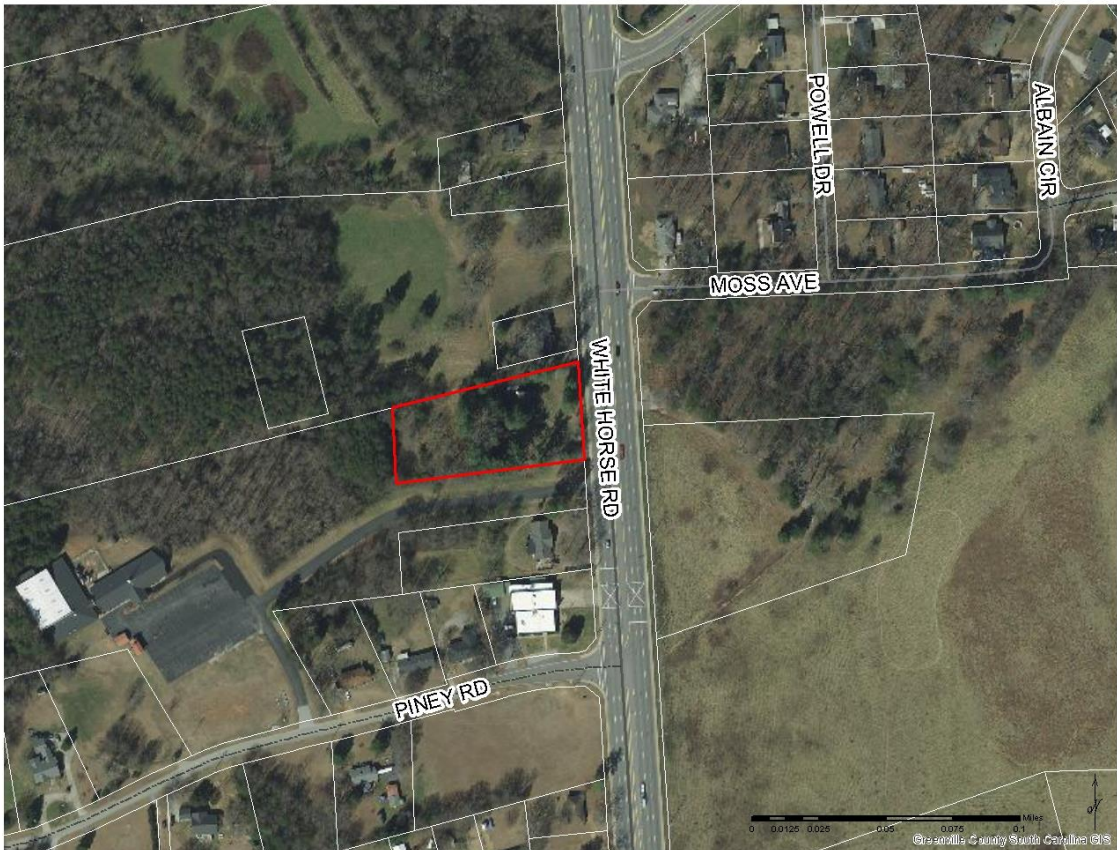
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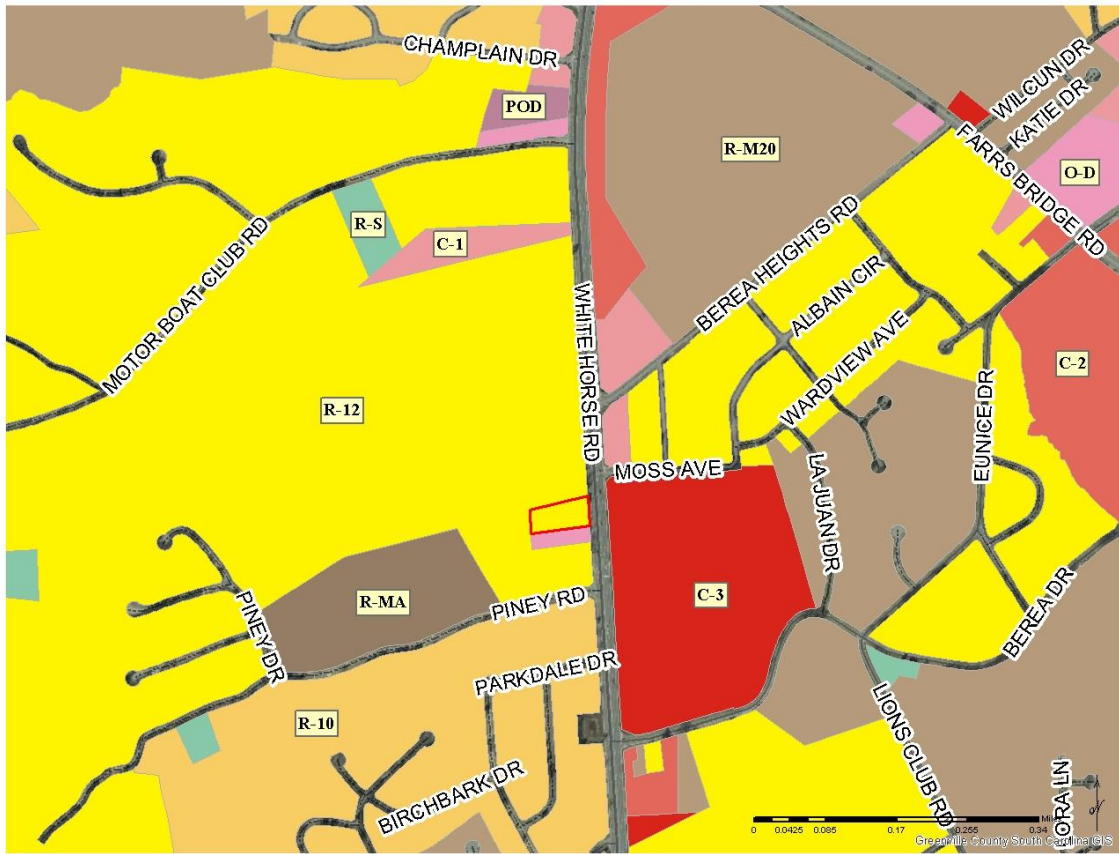
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STAFF RECOMMENDATION: Approval

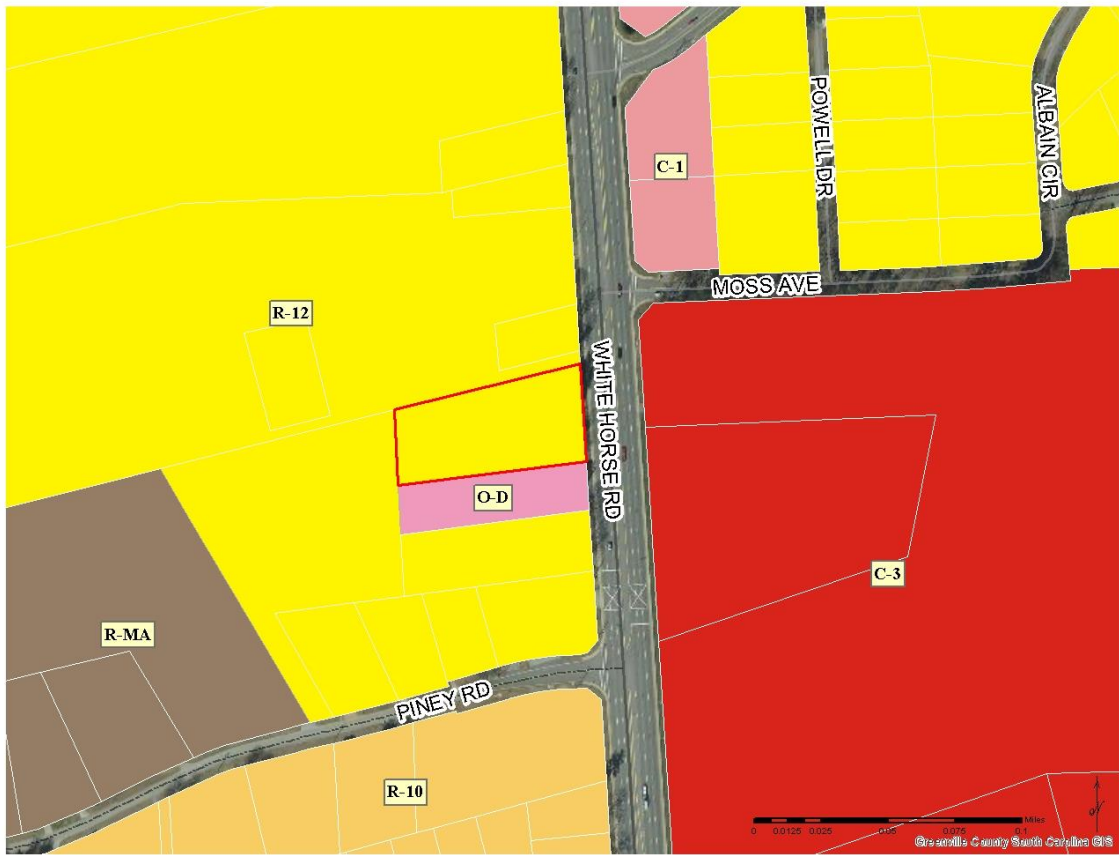


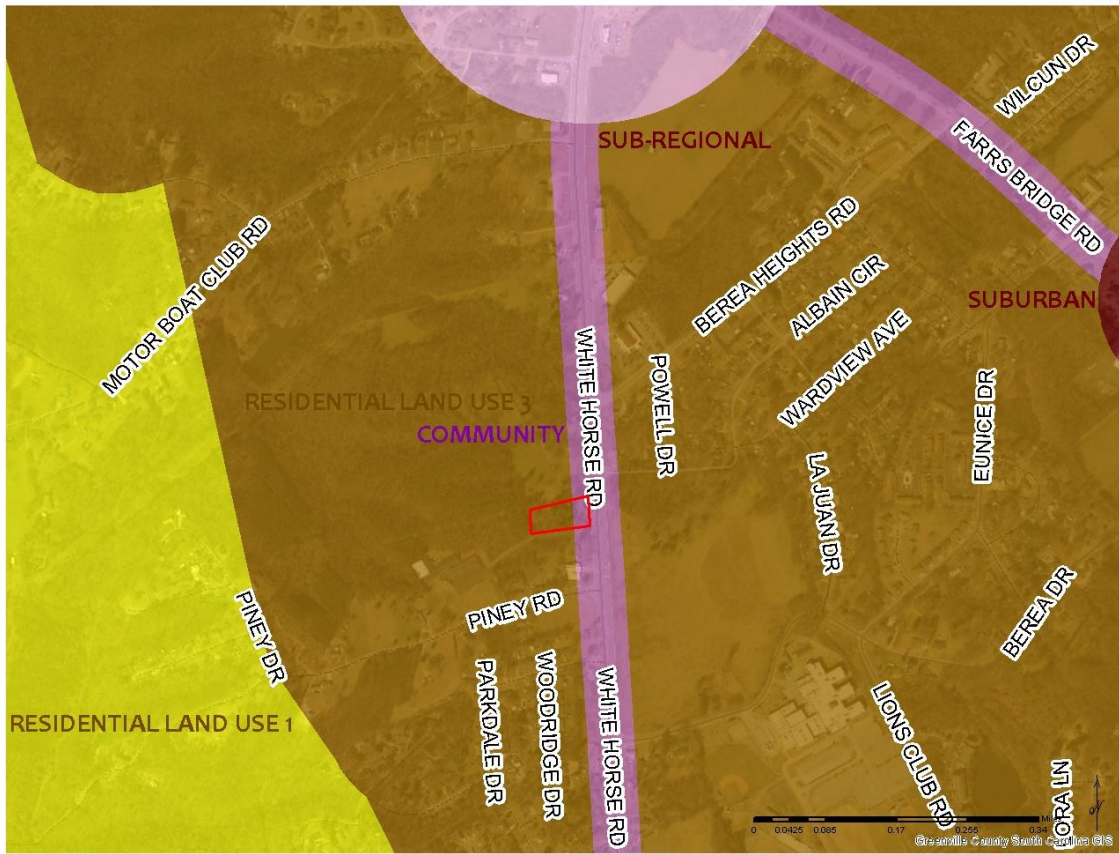
Aerial Photography, 2016





Zoning Map





Future Land Use Map