

Zoning Docket from May 20, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-32	Juan G. Rodriguez White Horse Road 0242010103800 R-12, Single-Family Residential to C-1, Commercial	25	Denial	Denial 5/22/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 20, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to build a two story building • Use for retail/office space • Could be a grocery store <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Opposed to rezoning • Majority of the area is residential • Need planned zoning • Wants quality retail store <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject parcel is designated as a Regional Corridor. According the <u>Imagine Greenville</u> Comprehensive Plan, these corridors are predominately nonresidential, allowing for tall buildings, tight placement, and any nonresidential use. Additionally, intensity of traffic, speed, and use will likely be the highest in the County along these corridors. Floodplain is not present on this parcel. Currently, the parcel does have access to transit and is served by the Route 6 and Route 2 buses. Route 6 and Route 2 will continue to serve the parcel once the route changes, per the Comprehensive Operations Analysis.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-12, Single-Family Residential, is 0.39 acres of property located on White Horse Road approximately 0.53 miles south of the intersection of White Horse Road and Easley Bridge Road. The parcel has approximately 78 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states the proposed land use is for retail and/or offices.</p> <p>CONCLUSION:</p> <p>The subject site is located along White Horse Road, a seven-lane arterial road. This section of White Horse Road is predominately residential with single-family residences to the north, south and east of the subject site. The site is also surrounded by R-10 and R-12, Single-Family Residential zoning. Staff is of the opinion that the existing zoning and land uses are appropriate based on the surrounding zoning and land use.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-1, Commercial.</p>					

DOCKET NUMBER: CZ-2019-32

APPLICANT: Juan G. Rodriguez

PROPERTY LOCATION: White Horse Road

PIN/TMS#(s): 0242010103800

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.39

COUNCIL DISTRICT: 25 – Fant

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

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12	single-family residential
East	R-10 and O-D	single-family residential
South	R-12	single-family residential
West	R-12	vacant land

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	Acres	Total Units
<i>Current</i>	<i>R-12</i>	<i>3.6 units/acre</i>	<i>0.39</i>	<i>1 units</i>
Requested	C-1	12 units/acre		4 units

A successful rezoning may add up to 3 dwelling units.

ROADS: White Horse Road: seven-lane State-maintained principal arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
White Horse Road	1,944' S	30,000	29,000 -3.4%	34,100 +17.6%

ANALYSIS:

The subject parcel is designated as a Regional Corridor. According the Imagine Greenville Comprehensive Plan, these corridors are predominately nonresidential, allowing for tall buildings, tight placement, and any nonresidential use. Additionally, intensity of traffic, speed, and use will likely be the highest in the County along these corridors. Floodplain is not present on this parcel.

Currently, the parcel does have access to transit and is served by the Route 6 and Route 2 buses. Route 6 and Route 2 will continue to serve the parcel once the route changes, per the Comprehensive Operations Analysis.

SUMMARY:

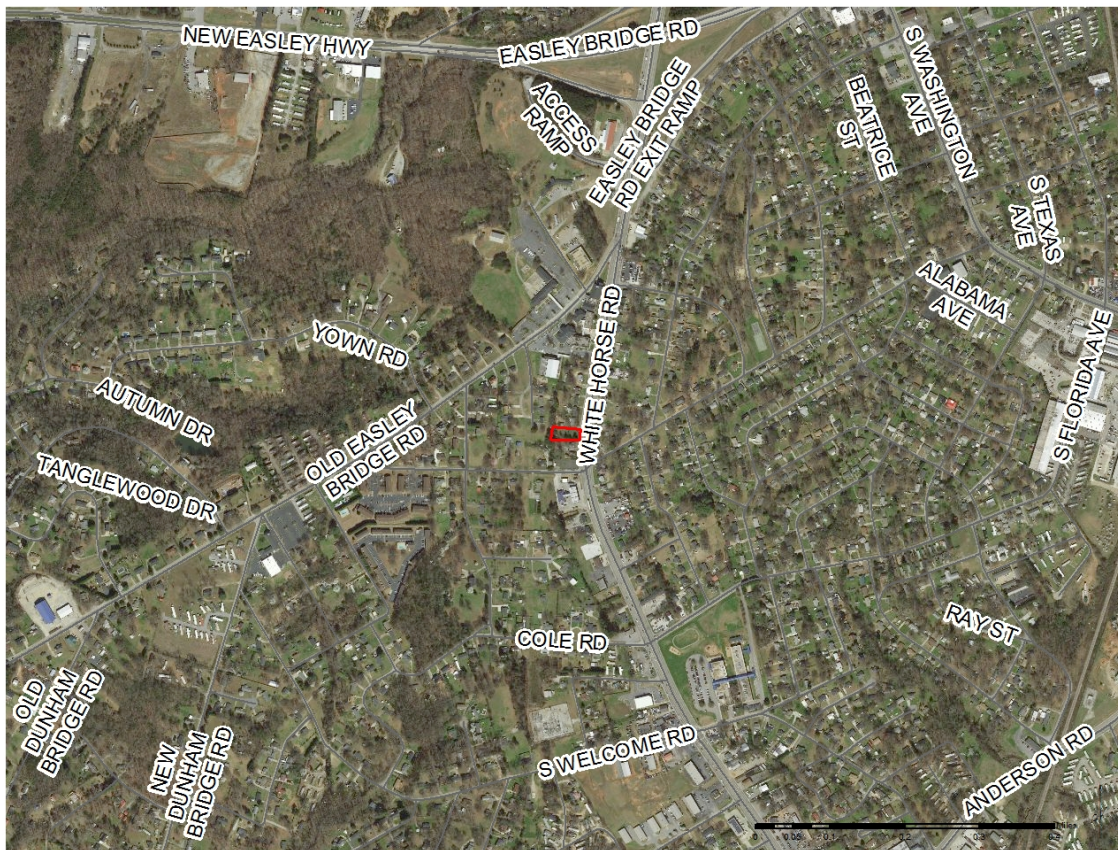
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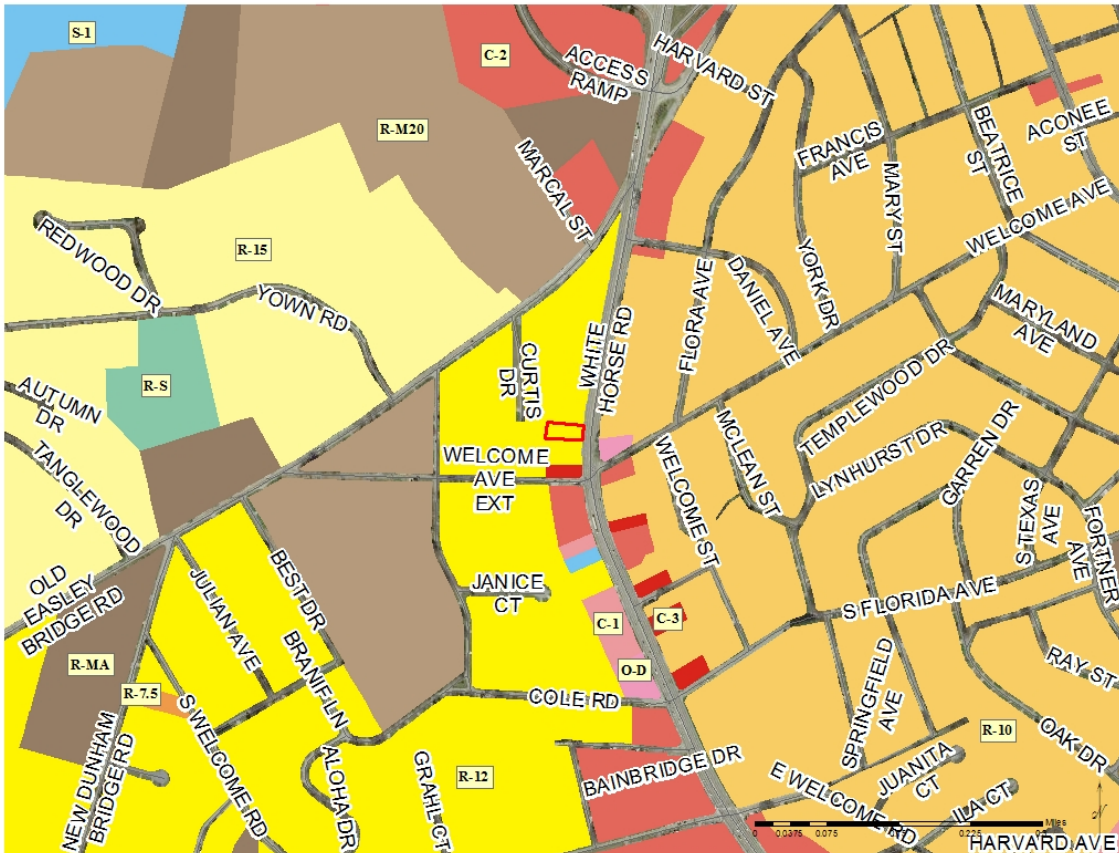
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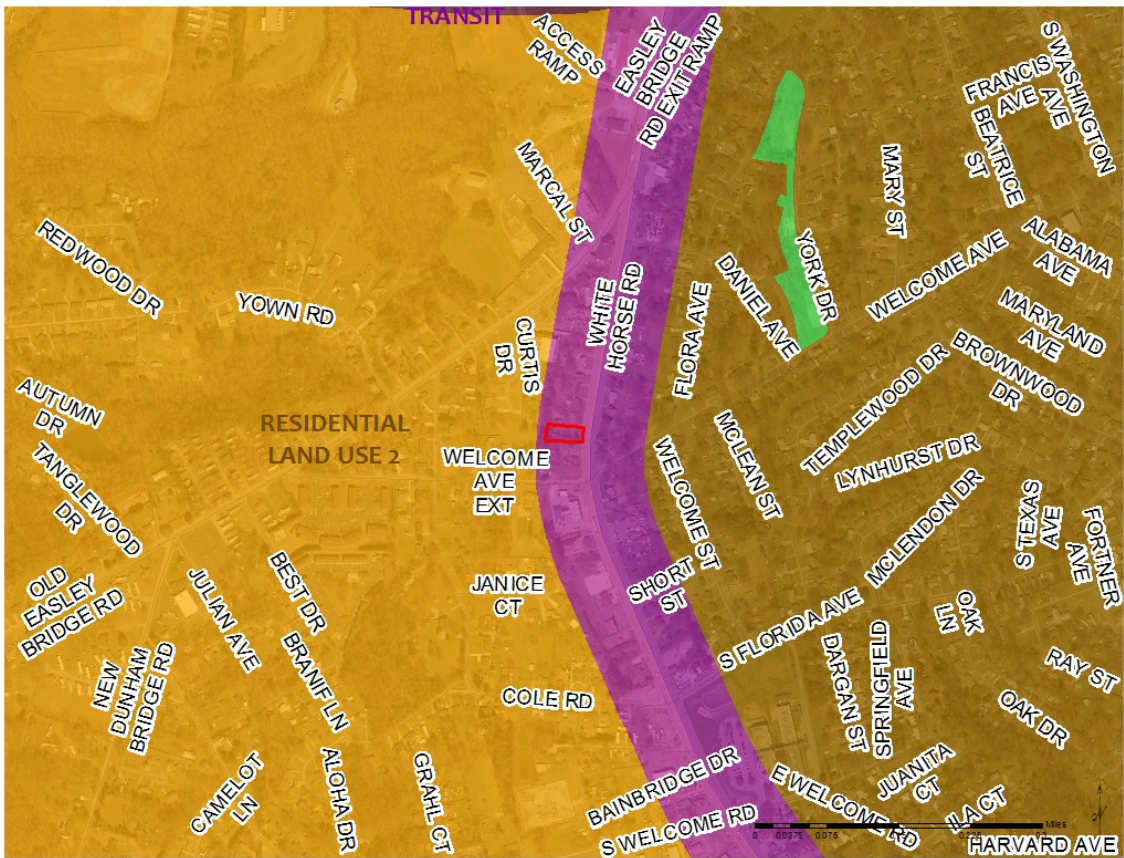
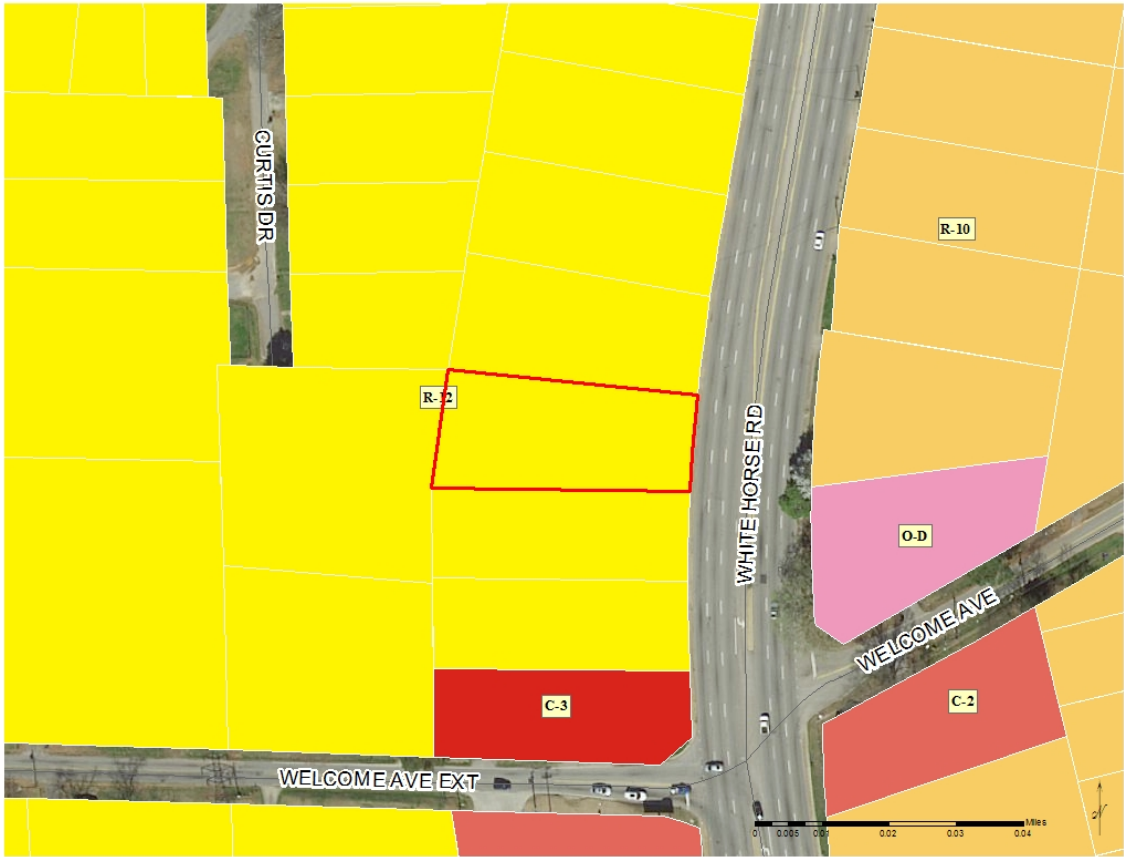
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Aerial Photography, 2018



Zoning Map



Future Land Use Map