

**Zoning Docket from May 17, 2021 Public Hearing**

| Docket Number          | Applicant  | CC DIST. | STAFF REC. | GCPC REC.        | P&D REC.         | COUNCIL ACTION  |
|------------------------|--|----------|------------|------------------|------------------|---|
| <b>CZ-2021-50</b>      | John Earl Shaw of Shaw Realty for Wyman H. McCrary Jr.8699 White Horse Rd. B004030101400 (portion) POD, Planned Office District to C-1, Commercial District  | 19       | Approval   | Approval 5-26-21 | Approval 6-14-21 |   |
| <b>Public Comments</b> | <p><b>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> <li>• Seller is requesting C-1 to build small shopping center</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> none</p>  |          |            |                  |                  | <p><b>Petition/Letter</b></p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p> |
| <b>Staff Report</b>    | <p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. Floodplain is not present on the overall site. There are four schools located within one mile of the site: Berea First Baptist Kind, Abundant Life Christian School, and Berea Elementary. The property is also along bus route, 502 and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned POD, Planned Office District and is 2.439 acres of land located on White Horse Road, and is approximately 0.23 miles south of the intersection of Fars Bridge Road and White Horse Road. The subject parcel has approximately 189 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states that the proposed land use for a Retail Center.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned POD, Planned Office District, is located along White Horse Road, a State-maintained Arterial Road, which features a mix of commercial and residential uses. A successful rezoning to C-1, Commercial would allow for commercial uses consistent with the adjacent properties zoning, and uses consistent along White Horse Road.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial.</p> |          |            |                  |                  |   |