

**Zoning Docket from June 14, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-56	Jesus Anibal Tamayo White Horse Road B013030100702 R-12, Single-Family Residential District to O-D, Office District	19	Approval	Approval 6-23-21	Approval 7-19-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 14, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would like more space for an office for his tax service business</li> <li>• Already has an office in the adjacent property that is currently zoned O-D, Office District</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<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>Transitional Corridor</i>. Floodplain is not present on the overall site. There is one school located within one mile of the site: Westcliffe Elementary. The property is along a bus route and there are sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-12, Single-Family Residential and is 0.2 acres of land located on White Horse Road, and is approximately 0.02 miles south of the intersection of White Horse Road and Rangeview Circle. The subject parcel has approximately 83 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to O-D, Office District.</p> <p>The applicant states that the proposed land use is for Offices.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel is located along White Horse Road, a Six-lane State-Maintained Arterial Road. Staff is of the opinion that a successful rezoning to O-D, Office District would be more appropriate for a parcel with frontage along this arterial road. Additionally Staff is of the opinion that the permitted uses in the O-D zoning classification would not have an adverse impact on the Single-Family Residential neighborhood directly behind the subject parcel.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to O-D, Office District.</p>					