

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-49	Jeffery B. Randolph and David Spivey of The Randolph Group and Chip Fogleman of Fant, Reichert & Fogleman, Inc. for Gus Rubio on behalf of Gabriel Builders, Inc. 8699 White Horse Rd. B005010100700 R-S, Residential Suburban District to R-15, Single-Family Residential District	19	Approval	Approval 5-26-21		
Public Comments	<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>• Intent is to develop approximately 40 homes</li> <li>• Half of homes will be market-rate; other half will be workforce (affordable)</li> <li>• Will be single-family detached housing</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 For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Edge &amp; Open Space</i>. Floodplain is not present on the overall site. There are three schools located within one mile of the site: Armstrong Elementary, Berea Middle, and Abundant Life Christian School. The property is also not along bus route and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-S, Residential Suburban and is 13.816 acres of land located on White Horse Road, and is approximately 0.14 miles north of the intersection of Hunts Bridge Road and Hwy 25. The subject parcel has approximately 310 feet of frontage along Hwy 25.. The applicant is requesting to rezone the property to R-15, Single-Family Residential.</p> <p>The applicant states that the proposed land use for a Single-Family Residential Development.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-S, Residential Suburban, is located along White Horse Road, a State-maintained Arterial Road featuring a mix of commercial and residential uses. Staff is of the opinion that a successful rezoning to R-15, Single-Family Residential would be suitable for this location due to the existing uses located along this stretch of White Horse Road, presence of sidewalks, and proximity to a school.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning R-15, Single-Family Residential.</p>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny  
Planner

**RE:** CZ-2021-49

**APPLICANT:** Jeffery B. Randolph and David Spivey of The Randolph Group and Chip Fogleman of Fant, Reichert & Fogleman, Inc. for Gus Rubio on behalf of Gabriel Builders, Inc.

**PROPERTY LOCATION:** 8699 White Horse Road

**PIN/TMS#(s):** B005010100700

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** R-15, Single-Family Residential District

**PROPOSED LAND USE:** Single-Family Residential Development

**ACREAGE:** 13.816

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in April 1972 as part of Area 3. There have been no other rezoning requests.

**EXISTING LAND USE:** Single-Family Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S & C-3	Church & Vacant Land
East	C-1 & R-15	Single-Family Residential and Retail
South	R-M10	School
West	R-S	Single-Family Residential and Vacant Land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge & Open Space*. \*\*Please refer to the Future Land Use Map at the end of the document. \*\*

**AREA AND COMMUNITY PLANS:**

The subject property is not a part of any area or community plans.

**DENSITY WORKSHEET:** The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	13.816	23 units
Requested	R-15	2.9 units/acre		40 units

A successful rezoning would allow for 17 more dwelling units than are allowed under the current zoning.

**ROADS AND TRAFFIC:**

Hwy 25 is a six-lane, State-maintained Arterial Road. The parcel has approximately 310 feet of frontage along Hwy 25. The parcel is approximately 0.14 miles north of the intersection of Hunts Bridge Road and Hwy 25. The property is not along a bus route. There are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
White Horse Road	1,104' N	17,500	15,700 -10.2%	22,300 +27.4%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Armstrong Elementary, Berea Middle, and Abundant Life Christian School.

**CONCLUSION:**

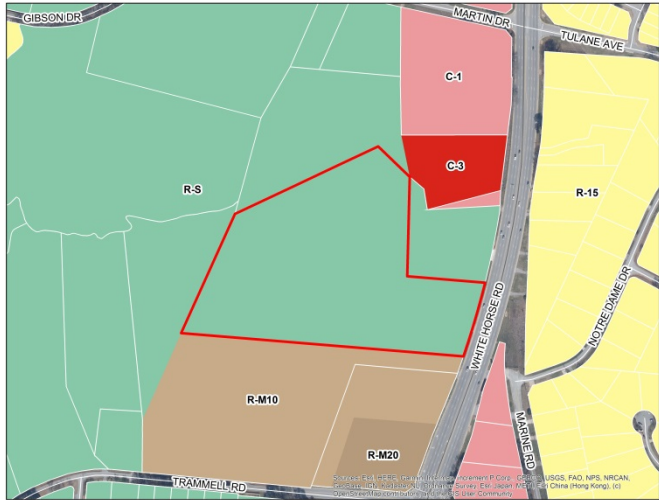
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**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning R-15, Single-Family Residential.



Aerial Photography, 2020



Zoning Map

