

Zoning Docket from May 17, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-50	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		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 17, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Agent</p> <ul style="list-style-type: none"> • Seller is requesting C-1 to build small shopping center <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: none</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS</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>SUMMARY</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>CONCLUSION</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>					



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny
Planner

RE: CZ-2021-50

APPLICANT: John Earl Shaw of Shaw Realty for Wyman H. McCrary, Jr.

PROPERTY LOCATION: 4801 White Horse Rd.

PIN/TMS#(s): B004030101400 (Portion)

EXISTING ZONING: POD, Planned Office District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Retail Center

ACREAGE: 2.439

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential in April 1972 as part of Area 3. There has been one successful rezoning request for this property, CZ-1980-90, from R-12, Single-Family Residential to O-D, Office District (Later Amended to POD, Planned Office District). There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12 & C-1	Retail and Single-Family Residential
East	C-2/R-M20	Vacant Land and Communication Tower
South	O-D	Dance Studio
West	R-12	Single-Family Residential

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*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the Berea Community Plan where it is designated as *Low-Density Residential*.

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	POD	10 units/acre	2.439	24 units
Requested	C-1	12 units/acre		29 units

A successful rezoning would allow for 5 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

White Horse Road/Hwy 25 is a six-lane, State-maintained Arterial Road. The parcel has approximately 189 feet of frontage along White Horse Road. The parcel is approximately 0.23 miles south of the intersection of Fars Bridge Road and White Horse Road. The property is along a bus route; Route 502. There are sidewalks in the area.

There are no traffic counts in the immediate vicinity of the subject area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school are located within one mile of the site: Abundant Life Christian School.

CONCLUSION:

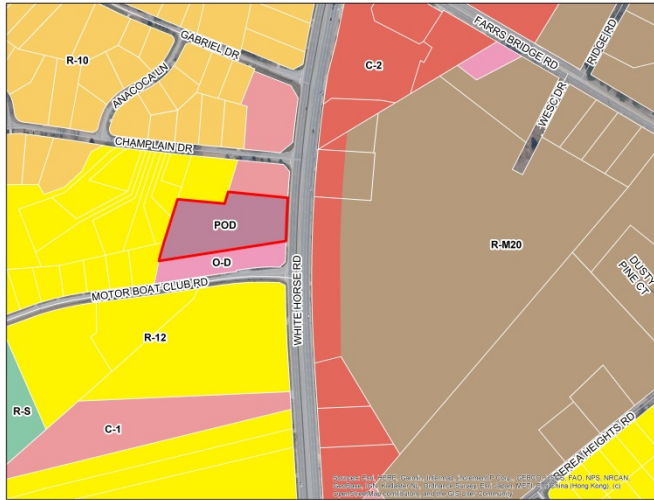
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STAFF RECOMMENDATION:

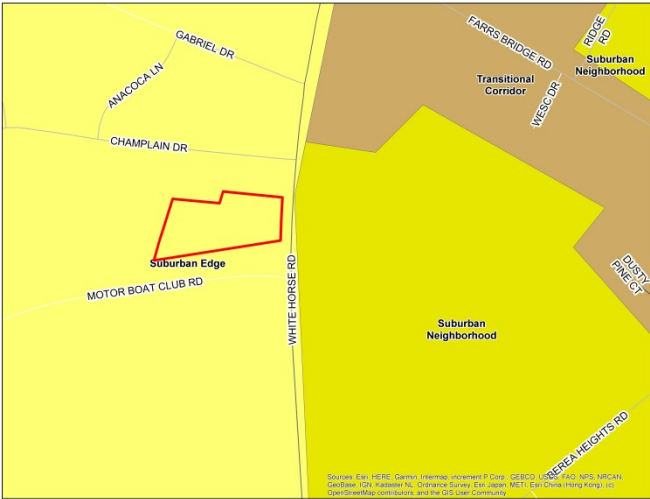
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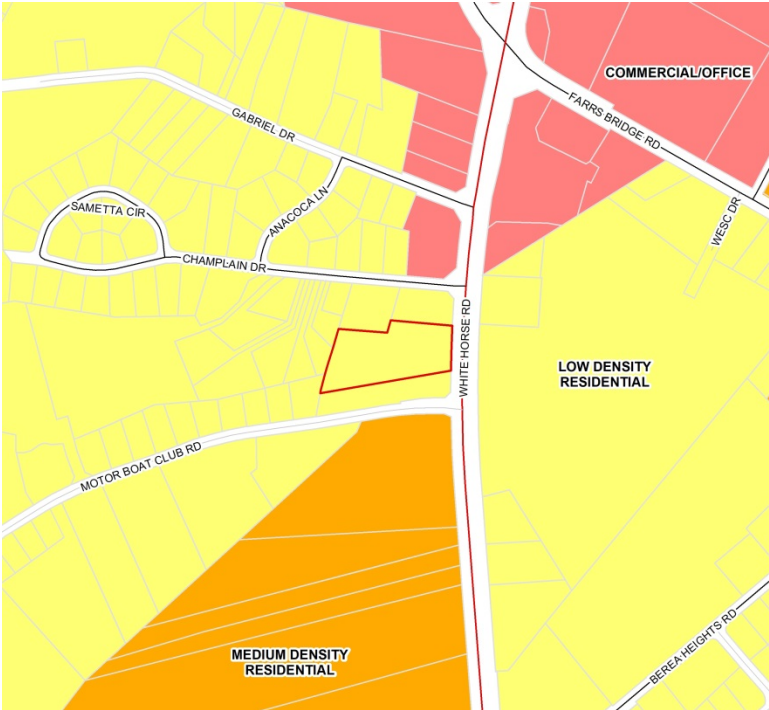
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map