

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-66	Cason Tyler Hulin of Trailer Source, LLC for Brian Waldrop White Horse Rd. B013030100800 R-12, Single-Family Residential District to C-3, Commercial District	19	Approval	Approval 7-28-21		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <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 property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. Floodplain is present on the site. There is one school located within one mile of the site: Westcliffe Elementary. The property is along any bus routes and there are sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential and is 1.9 acres of land located on White Horse Rd, and is approximately 0.08 miles north of the intersection of White Horse Road and Saluda Dam Road. The parcel has approximately 160 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for equipment sales and rental.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-12, Single-family Residential, is located along White Horse Road, a six-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial is appropriate for this corridor and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					

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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2021-66

APPLICANT: Cason Tyler Hulin of Trailer Source, LLC for Brian Waldrop

PROPERTY LOCATION: White Horse Road

PIN/TMS#(s): B013030100800

EXISTING ZONING: R-12, Single-Family Residential District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Equipment Sales and Rental

ACREAGE: 1.9

COUNCIL DISTRICT: 19 – Meadows

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ZONING HISTORY: This parcel was originally zoned R-12, Single-Family Residential 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-12	Single-family residential
East	C-3 & R-M20	Warehousing, vacant land
South	C-1 & C-2	Convenience store, commercial vacant land
West	R-12	Single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Public Service District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*. **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 Area Plan where it is designated at *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	R-12	3.6 units/acre	1.9	6.9 units
Requested	C-3	16 units/acre		30.4 units

A successful rezoning would allow for 24 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

White Horse Road is a six-lane State-maintained arterial road. The parcel has approximately 160 feet of frontage along White Horse Road. The parcel is approximately 0.08 miles north of the intersection of White Horse Road and Saluda Dam Road. The property is along a bus route. There are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
White Horse Road	1,556' N	26,900	23,800	34,100

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CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Westcliffe Elementary.

CONCLUSION:

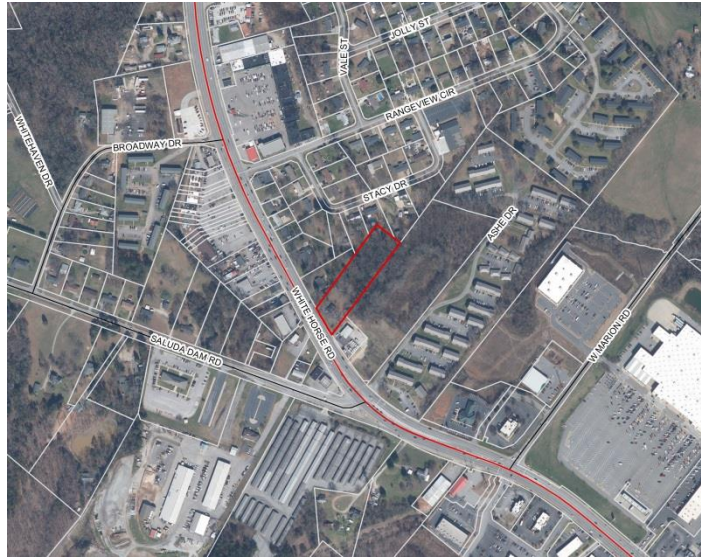
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STAFF

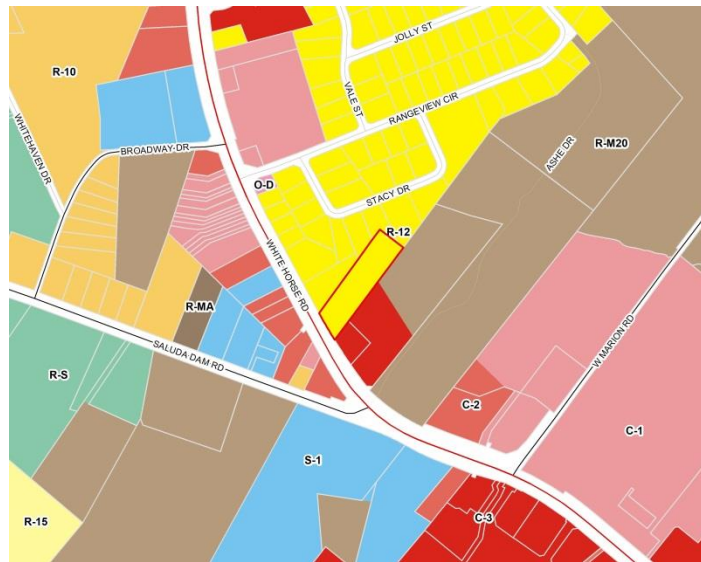
RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.

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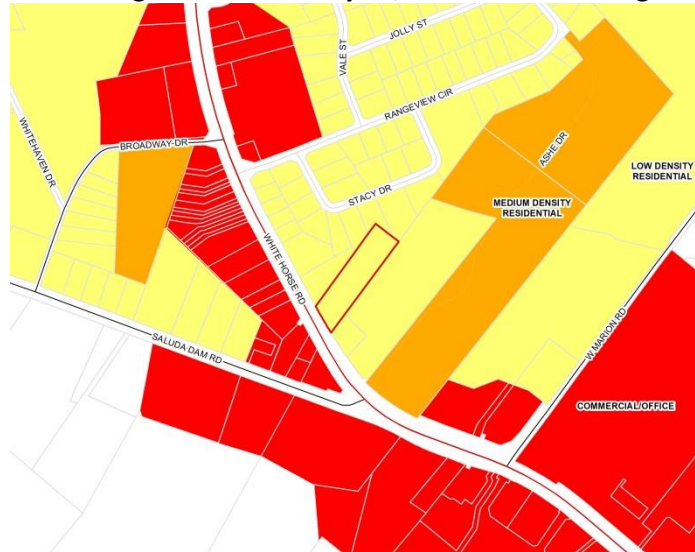


Aerial Photography, 2020



Zoning Map

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Berea Area Plan, Future Land Use Map



Plan Greenville County, Future Land Use Map