

Zoning Docket from October 14th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-066	John Earl Shaw 4201 Easley Bridge Rd. Exit, Bent Bridge Rd., & White Horse Rd., Greenville, SC 29611 0230000901300 R-10, Single-Family Residential District to S-1, Services District	23	Denial	Approval 10/23/24	Denial 11/4/24	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to rezone to S-1 to be able to operate an auto services use or small engine repair • The parcel in question is along White Horse Rd. and more fitting for S-1 type uses and not residential • Will not take access from White Horse Rd. nor Hwy. 123 <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately 0.71 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed-Use Corridor and Traditional Neighborhood</i>. The subject property is part of the <u>Riverdale – Tanglewood Community Plan</u> where it is designated as <i>Medium Density Residential</i>. • Easley Bridge Road Exit is a one-lane State-maintained arterial road and the property has approximately 215 feet of frontage along it. This exit leads from White Horse Road (Hwy 25) to New Easley Highway (Hwy 123) which are both multi-lane State-maintained arterial roads. Bent Bridge Road is a two-lane County-maintained local road and the property has approximately 273 feet of frontage along it. The property is approximately 0.08 miles north of the White Horse Road and New Easley Bridge Road overpass. The property is not along a bus route. There is an existing sidewalk along both sides of White Horse Road. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Tabernacle Baptist College, Welcome Elementary, and Hollis Academy. • The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a motorcycle and small engine repair shop. <p>CONCLUSION and RECOMMENDATION: The subject property, zoned R-10, Single-Family Residential District is located along the Easley Bridge Road Exit, a one-lane State-maintained arterial road and Bent Bridge Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would not be consistent with the <u>Plan Greenville County Comprehensive Plan</u> majority designation of <i>Traditional Neighborhood</i>. Nor would it be consistent with the <u>Riverdale – Tanglewood Community</u></p>					

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	<p><u>Plan</u> designation of <i>Medium Density Residential</i>. Staff also feels that placing a commercial use on a residential street would not be consistent with the surrounding neighborhood and could cause an adverse impact.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.</p>
PC	At the Planning Commission meeting, the Commission moved to approve the rezoning request to S-1, Services District citing the location of the property next to White Horse Road and the adjacent zoning district of S-1.
P&D	At the Planning and Development Committee meeting, the Committee voted to deny the rezoning request to S-1, Services District stating that the proposed S-1 district is not compatible to residential area with regards to access and permitted uses.