

Zoning Docket from March 20, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-19	AJ N. Hamam for Ameen K. Aljaouni 3807 White Horse Road 0242010203400 R-12, Single-Family Residential to FRD, Flexible Review District	25	Approval with conditions	Approval with conditions 3/22/17	Denial 4/3/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 20, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to sell quality autos on site • Is in compliance with the LDR • Does not live on site • Thinks this property is a good location for auto sales <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Felt the fence was obtrusive on property • Believes this business would not be positive growth for this area • Urged Greenville County to invest in this area <p>List of meetings with staff: Applicant - January 17</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 244 petitions 20 people present</p>
Staff Report	<p>The subject parcel zoned R-12, Single-Family Residential is 0.72 acres of property located on White Horse Road approximately 0.7 miles south of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 160 feet of frontage along White Horse Road.</p> <p>The subject parcel is located along a Major Arterial Road that is designated as a Regional Corridor. There are also retail stores to the south of the property and a barber/beautician shop to the north. A used car sales lot is located to the east of the subject parcel, across White Horse Road.</p> <p>The requested rezoning is FRD, Flexible Review District. The intent of the FRD district is to provide a way for inventive design to be accomplished and to permit development that cannot be achieved through conventional zoning districts due to the parameters required therein.</p> <p>The applicant purposes to use the existing 1,650 sq. ft. structure as office space for the business. The building is made of brick and vinyl siding with a small porch on the front. No outside renovations are planned for this building and the existing 6 foot chain link fence is to remain.</p> <p>They are purposing 6 parking spaces on portions of the existing concrete area. A photometric plan has been provided showing the foot-candles along property lines showing no bleed off of light to the residential properties.</p> <p>A detention basin is being proposed in the southeast corner of the site with the removal of the existing concrete in that area. Access to the site is from White Horse Road with the existing driveway connection.</p> <p>The proposed landscaping plan consists of the plantings as there is no existing vegetation on the site. The landscape shows 12 trees planted throughout the property with bushes planted along the back of the property for screening of the residential property to the west.</p> <p>One permanent sign is being proposed that consist of 32 sq. ft. and is double sided. The materials</p>					

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consist of vinyl and wood and all signage is to comply with Greenville County requirements.

The proposed allowed uses will consist of the display of used vehicle inventory, sales and financing office space for use by staff and customers. The proposed prohibited uses for this site are automobile repair and storage of unserviceable vehicles.

The applicant states the proposed land use is for Auto Sales.

The subject parcel is located in a section of White Horse Road characterized by commercial and service oriented uses and zoning. Staff is of the opinion that the requested FRD, Flexible Review District zoning with the use as a car lot is consistent with the existing and emerging zoning pattern in this section of White Horse Road. The rezoning to FRD with a car lot use is consistent with the Regional Corridor designation in the County's Future Land Use Map.

Based on these reasons staff recommends approval of the requested rezoning to FRD, Flexible Review District with these conditions.

1. Remove temporary signage clause from the Statement of Intent.
2. The proposed sign is required to be 15 feet from the right-of-way line.
3. Remove an additional 100 square feet of concrete on the northwest side of the proposed detention area for tree health and so concrete area will not be compromised from tree growth.
4. Place additional landscaping along adjacent residentially zoned area.