Zoning Docket from May 15, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-25	John E. Shaw Bent Bridge Road 0230000901300 R-10, Single-Family Residential to S-1, Services	25	Approval	Approval		
Public Comments	**Some of the general comments made by Speakers at the Public Hearing on May 15, 2017 were:** Speakers For: 1) Applicant • Under contract pending zoning change • Chose S-1, because of S-1 to the North and West of the property • Not going to be a car service area Speakers Against: None **List of meetings with staff:** None				Petition/Letter For: None Against: None	
Staff Report	The subject parcel zoned R-10, Single-Family Residential is 0.8 acres of property located on White Horse Road approximately 0.1 miles north of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 120 feet of frontage along White Horse Road and 260 along Bent Bridge Road. The applicant is requesting to rezone the property to S-1, Services. The subject site is located along White Horse Road, a major arterial road with a future land use map designation as a Community Corridor. The applicant did not state the proposed land use. Service and Commercial zoning is present to the north, east and west of the subject site. The subject site is also located at the interchange of two major roads, White Horse Road and New Easley Highway. Staff is of the opinion rezoning this parcel to S-1, Services would be consistent with the surrounding zoning and land uses. The requested rezoning would also be consistent with the Greenville County Comprehensive Plan. Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.					

DOCKET NUMBER:	CZ-2017-25
APPLICANT:	John E. Shaw
PROPERTY LOCATION:	Bent Bridge Road
PIN/TMS#(s):	0230000901300
EXISTING ZONING:	R-10, Single-Family Residential
REQUESTED ZONING:	S-1, Services
ACREAGE:	0.8
COUNCIL DISTRICT:	25 – Fant
ZONING HISTORY:	The parcel was originally zoned R-10, Single-Family Residential in June 1973, as part of Area 4A. There was an unsuccessful R-MA, Multifamily Residential rezoning request in 1995, CZ-1995-52.
EXISTING LAND USE:	vacant wooded

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	retail and vacant wooded
East	C-2	retail
South	R-MA	single-family residential
West	S-1	retail and vacant wooded

WATER AVAILABILITY:	Greenville Water
SEWER AVAILABILITY:	Parker Sewer
FUTURE LAND USE:	The subject property is part of the <u>Imagine Greenville</u> comprehensive plan designated as a *Community Corridor.*
ROADS:	White Horse Road: six-lane State –maintained major arterial Bent Bridge Road: two-lane county-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
New Easley Highway	4,130' W	20,700	16,700 -19.3%	20,300 21.6%

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SUMMARY:	The subject parcel zoned R-10, Single-Family Residential is 0.8 acres of property located on White Horse Road approximately 0.1 miles north of the intersection of New Easley Highway and White Horse Road. The parcel has approximately 120 feet of frontage along White Horse Road and 260 along Bent Bridge Road.

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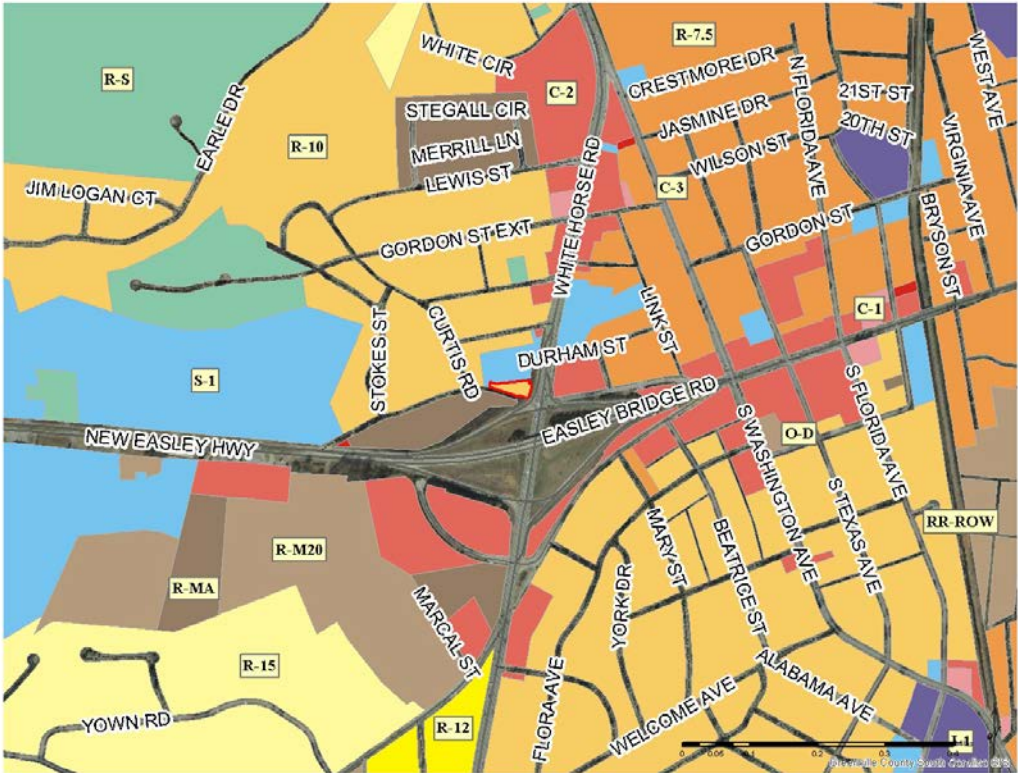
The applicant did not state the proposed land use.

CONCLUSION: Service and Commercial zoning is present to the north, east and west of the subject site. The subject site is also located at the interchange of two major roads, White Horse Road and New Easley Highway. Staff is of the opinion rezoning this parcel to S-1, Services would be consistent with the surrounding zoning and land uses. The requested rezoning would also be consistent with the Greenville County Comprehensive Plan.
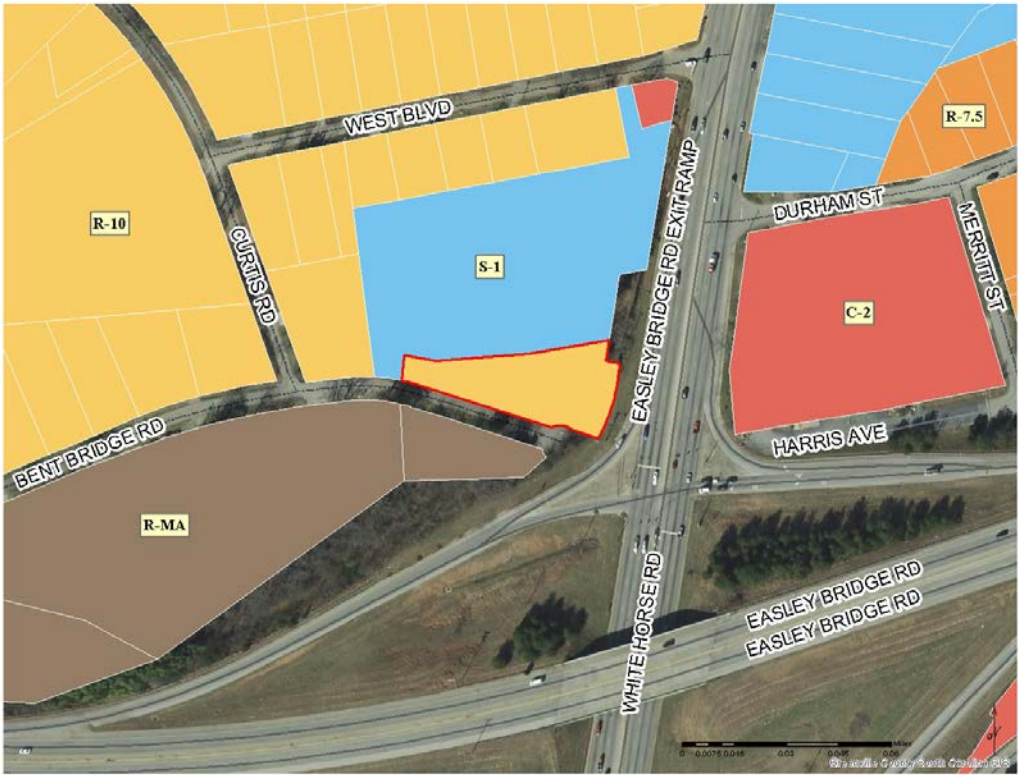
Based on these reasons staff recommends approval of the requested rezoning to S-1, Services. The Planning Commission recommended approval.
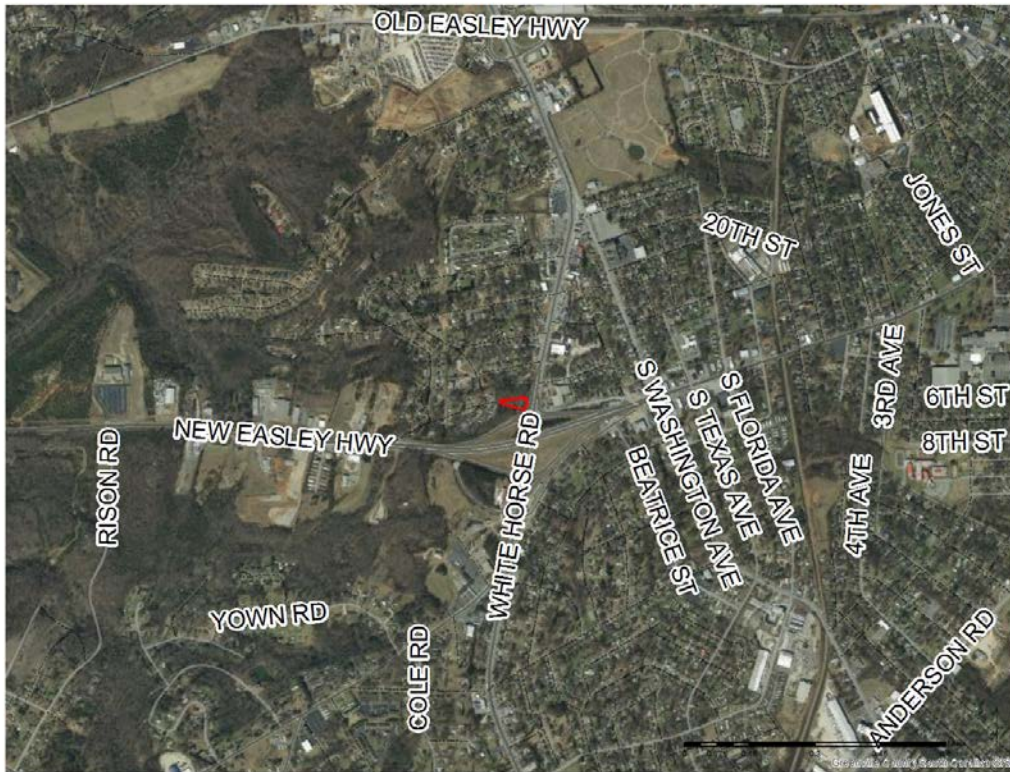
Aerial Photography, 2016

Zoning Map

Future Land Use Map