

Zoning Docket from February 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-15	Michael Evette for Caissa III, LLC White Horse Road B014000101800 R-10, Single-Family Residential to C-1, Commercial	19	Approval	Approval 02-28-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 19, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Previously requested C-2 zoning • Family owns property to the north • Believes the best use for this property is commercial • Tobacco convenience store to the north of this parcel <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>The subject parcel zoned R-10, Single-Family Residential, is 0.19 acres of property located on White Horse Road approximately 0.1 miles north of the intersection of White Horse Road and Saluda Dam Road. The parcel has approximately 85 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-1, Commercial.</p> <p>The applicant states the proposed land use is for parking/signage/misc. for adjacent commercial property.</p> <p>The subject site is located near the corner of White Horse Road and Saluda Dam Road. There is also commercial zoning to north, east and west of the subject site. This intersection, located along White Horse Road, is a highly commercialized area and rezoning to C-1, Commercial would be appropriate. The requested rezoning would also be consistent with the Berea Community Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					

Planning Report

DOCKET NUMBER: CZ-2018-15
APPLICANT: Michael Evette for Caissa III, LLC
PROPERTY LOCATION: White Horse Road
PIN/TMS#(s): B014000101800
EXISTING ZONING: R-10, Single-Family Residential
REQUESTED ZONING: C-1, Commercial
ACREAGE: 0.19
COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-10, Single-Family Residential in April 1972, as part of Area 3. There was an unsuccessful C-2, Commercial rezoning request in 2017, CZ-2017-58.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-12 and C-3	single-family residential and car lot
East	C-2	convenience store and gas station
South	R-10	single-family residential
West	C-2	convenience store

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Berea Community Plan designated as *Commercial/Office*.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>R-10</i>	<i>4.4 units/acre</i>	<i>0.19</i>	<i>1 units</i>
<i>Requested</i>	<i>C-1</i>	<i>12 units/acre</i>		<i>2 units</i>

A successful rezoning may add up to 1 dwelling units.

ROADS: White Horse Road: six-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2016
White Horse Road	1,760' N	28,400	22,400 -21.1%	29,900 33.5%

SUMMARY:

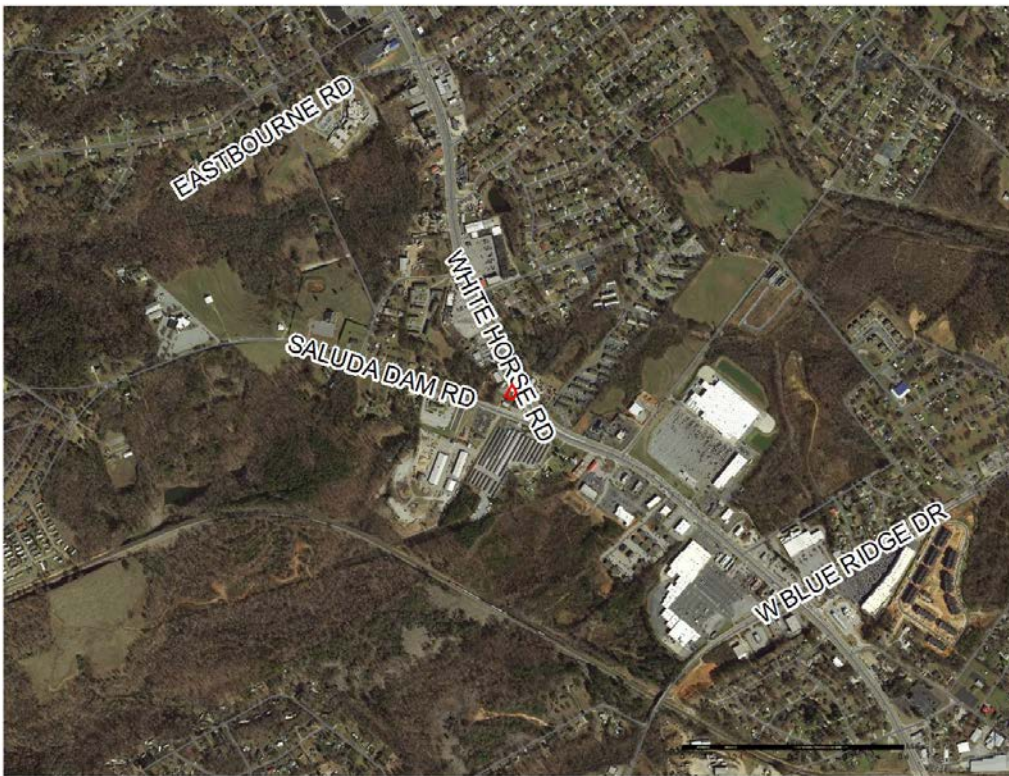
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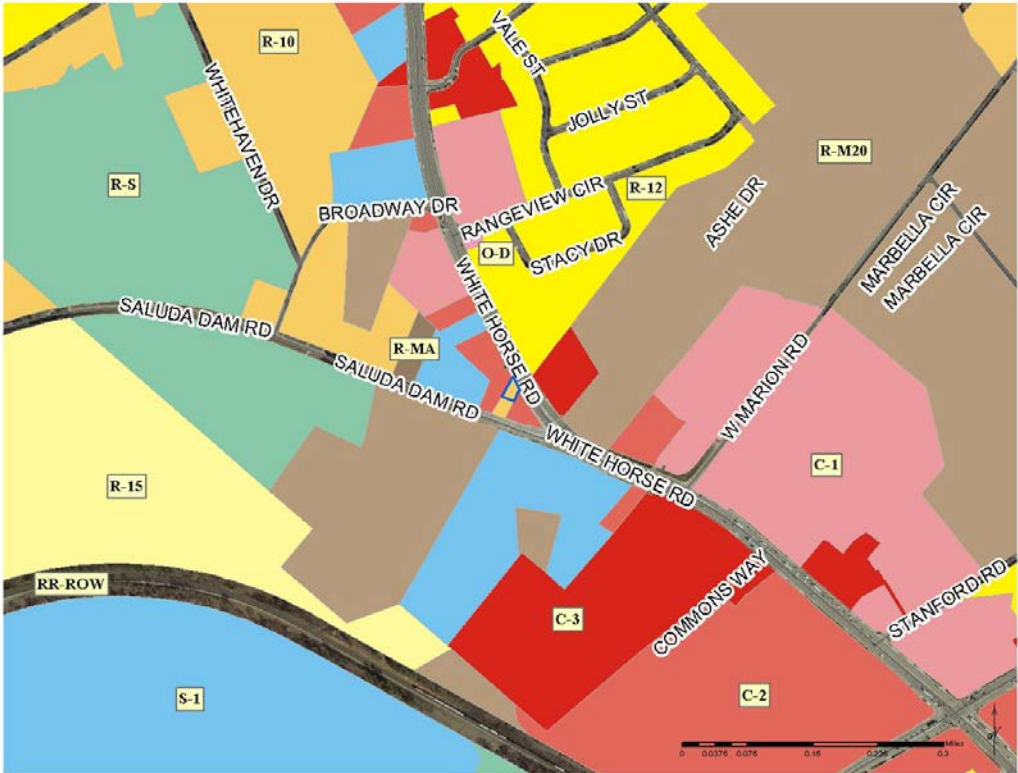
CONCLUSION:

The subject site is located near the corner of White Horse Road and Saluda Dam Road. There is also commercial zoning to north, east and west of the subject site. This intersection, located along White Horse Road, is a highly commercialized area and rezoning to C-1, Commercial would be appropriate. The requested rezoning would also be consistent with the Berea Community Plan.

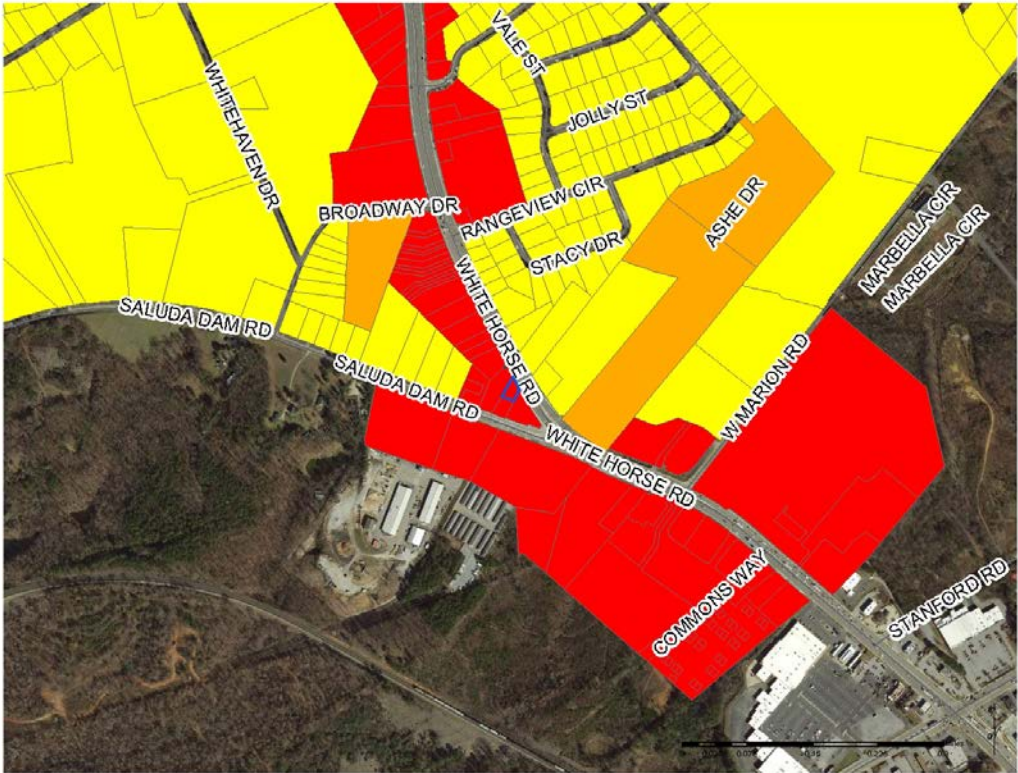
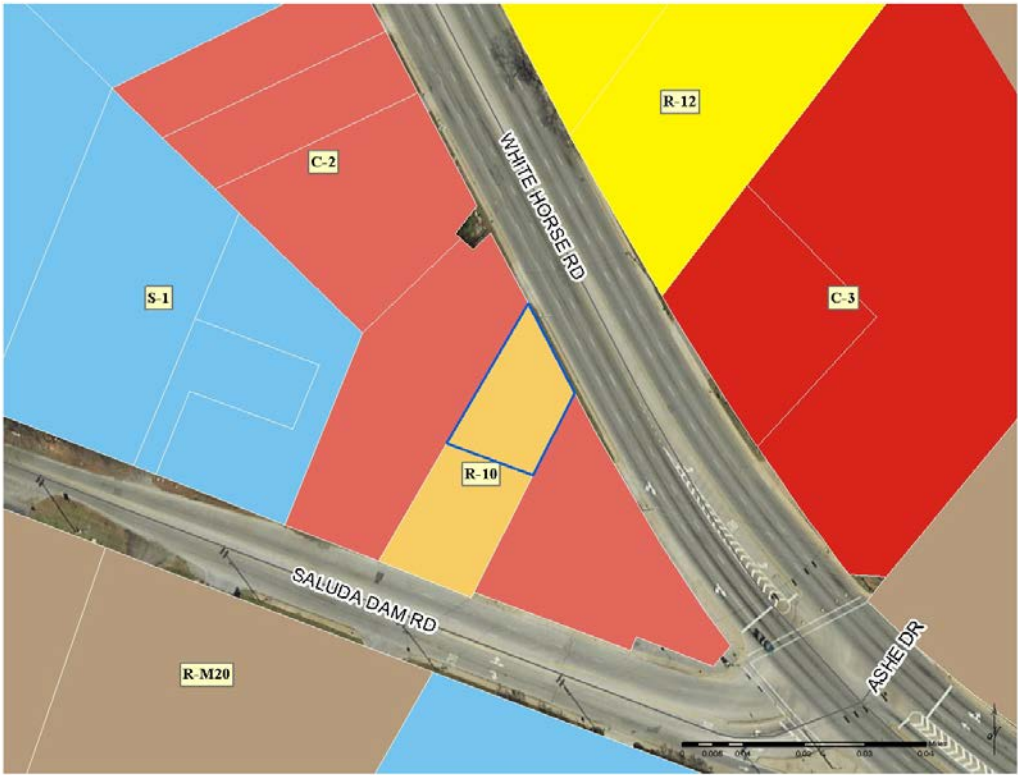
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Aerial Photography, 2017



Zoning Map



Future Land Use Map