Zoning Docket from February 19, 2018 Public Hearing

Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
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		
Some of the general comments made by Speakers at the Public Hearing on February 19, 2018 were: Speakers For: 1) Applicant 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 Speakers Against: None				Petition/Letter For: None Against: None	
List of meetings with staff: None The subject parcel zoned R-10, Single-Family Residential, is 0.19 acres of property located on Wh Horse Road approximately 0.1 miles north of the intersection of White Horse Road and Saluda Da Road. The parcel has approximately 85 feet of frontage along White Horse Road. The applicant requesting to rezone the property to C-1, Commercial. The applicant states the proposed land use is for parking/signage/misc. for adjacent commercial property. The subject site is located near the corner of White Horse Road and Saluda Dam Road. There is a commercial zoning to north, east and west of the subject site. This intersection, located along When Horse Road, is a highly commercialized area and rezoning to C-1, Commercial would be appropriated. The requested rezoning would also be consistent with the Berea Community Plan.					pad and Saluda Dam lad. The applicant is adjacent commercial on Road. There is also located along White bould be appropriate.
	Michael Evette for Caissa III, LLC White Horse Road B014000101800 R-10, Single-Family Residential to C-1, Commercial Some of the general comments of February 19, 2018 were: Speakers For: 1) Applicant Previously requested C-2 of Family owns property to to Believes the best use for to Tobacco convenience store Speakers Against: None List of meetings with staff: None The subject parcel zoned R-10, Single Horse Road approximately 0.1 ming Road. The parcel has approximate requesting to rezone the property The applicant states the propose property. The subject site is located near the commercial zoning to north, east Horse Road, is a highly commercial	Michael Evette for Caissa III, LLC White Horse Road B014000101800 R-10, Single-Family Residential to C-1, Commercial Some of the general comments made by S February 19, 2018 were: Speakers For: 1) Applicant Previously requested C-2 zoning Family owns property to the north Believes the best use for this prope Tobacco convenience store to the r Speakers Against: None List of meetings with staff: None The subject parcel zoned R-10, Single-Fam Horse Road approximately 0.1 miles north Road. The parcel has approximately 85 fe requesting to rezone the property to C-1, C The applicant states the proposed land uproperty. The subject site is located near the corner commercial zoning to north, east and west Horse Road, is a highly commercialized are	Michael Evette for Caissa III, LLC White Horse Road B014000101800 R-10, Single-Family Residential to C-1, Commercial Some of the general comments made by Speakers at the February 19, 2018 were: Speakers For: 1) Applicant Previously requested C-2 zoning Family owns property to the north Believes the best use for this property is commeted. Tobacco convenience store to the north of this property. Speakers Against: None List of meetings with staff: None The subject parcel zoned R-10, Single-Family Residential Horse Road approximately 0.1 miles north of the interse Road. The parcel has approximately 85 feet of frontage requesting to rezone the property to C-1, Commercial. The applicant states the proposed land use is for part property. The subject site is located near the corner of White Hocommercial zoning to north, east and west of the subject Horse Road, is a highly commercialized area and rezonic	Michael Evette for Caissa III, LLC White Horse Road B014000101800 R-10, Single-Family Residential to C-1, Commercial Some of the general comments made by Speakers at the Public Heave February 19, 2018 were: Speakers For: 1) Applicant 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 Speakers Against: None List of meetings with staff: None The subject parcel zoned R-10, Single-Family Residential, is 0.19 ac Horse Road approximately 0.1 miles north of the intersection of W Road. The parcel has approximately 85 feet of frontage along Wh requesting to rezone the property to C-1, Commercial. The applicant states the proposed land use is for parking/signage property. The subject site is located near the corner of White Horse Road and commercial zoning to north, east and west of the subject site. This Horse Road, is a highly commercialized area and rezoning to C-1, Commercial zoning to C-1, Commercialized area and rezoning to C-1, Commercial zoning to C-1, Commercialized area and rezoning to C-1, Commercialize	Michael Evette for Caissa III, LLC White Horse Road B014000101800 R-10, Single-Family Residential to C-1, Commercial Some of the general comments made by Speakers at the Public Hearing on February 19, 2018 were: Speakers For: 1) Applicant 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 Speakers Against: None List of meetings with staff: None The subject parcel zoned R-10, Single-Family Residential, is 0.19 acres of proper Horse Road approximately 0.1 miles north of the intersection of White Horse Road. The parcel has approximately 85 feet of frontage along White Horse Road. The parcel has approximately 85 feet of frontage along White Horse Road. The applicant states the proposed land use is for parking/signage/misc. for a property. The subject site is located near the corner of White Horse Road and Saluda Dan commercial zoning to north, east and west of the subject site. This intersection, Horse Road, is a highly commercialized area and rezoning to C-1, Commercial were along the subject site. This intersection, Horse Road, is a highly commercialized area and rezoning to C-1, Commercial were along the subject site. This intersection,

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

TRAFFIC:

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 <u>Berea Community Plan</u> 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
Current	R-10	4.4 units/acre	0.10	1 units
Requested	C-1	12 units/acre	0.19	2 units

A successful rezoning may add up to 1 dwelling units.

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

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

SUMMARY:

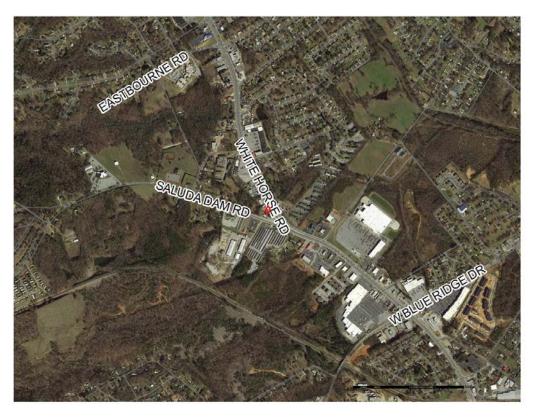
The subject parcel zoned R-10, Single-Family Residential, is 0.19 acres of property located on White Horse Road approximately 0.1 miles north of the intersection of White Horse Road and Saluda Dam Road. The parcel has approximately 85 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-1, Commercial.

The applicant states the proposed land use is for parking/signage/misc. for adjacent commercial property.

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.

Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.



Aerial Photography, 2017





Zoning Map





Future Land Use Map