

Zoning Docket from April 16, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-25	Gabriel Fernandez-Rubio for Gabriel Builders, Inc. White Horse Road B005010100400 R-S, Residential Suburban to C-3, Commercial	19	Denial	Denial 4-25-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 16, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to place a cabinet shop on site • Keep commercial towards White Horse Road <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-S, Residential Suburban, is 5.9 acres of property located on White Horse Road approximately 0.45 miles south of the intersection of Old White Horse Road and US Highway 25 Bypass. The parcel has approximately 225 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for cabinet shop.</p> <p>The subject site is located along White Horse Road, an arterial road, which is surrounded primarily by single-family residential and vacant wooded land. Staff believes this area of White Horse Road is a highly residential area with single-family residential zoning and land uses. Rezoning this parcel to C-3, Commercial, would have a negative impact on the surrounding residential areas, especially the western section of the parcel.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.</p>					

DOCKET NUMBER: CZ-2018-25

APPLICANT: Gabriel Fernandez-Rubio for Gabriel Builders, Inc.

PROPERTY LOCATION: White Horse Road

PIN/TMS#(s): B005010100400

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: C-3, Commercial

ACREAGE: 5.9

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in April 1972, as part of Area 3.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and C-1	single-family residential and vacant wooded land
East	R-15	single-family residential
South	R-S and C-1	single-family residential, church and office
West	R-S	single-family residential and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Community Corridor*.

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-S	1.7 units/acre	5.9	10 units
Requested	C-3	16 units/acre		94 units

A successful rezoning may add up to 84 dwelling units.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	1,770'S	19,000	16,700 -12.1%	20,000 19.8%

SUMMARY: The subject parcel zoned R-S, Residential Suburban, is 5.9 acres of property located on White Horse Road approximately 0.45 miles south of the intersection of Old White Horse Road and US Highway 25 Bypass. The parcel has approximately 225 feet of

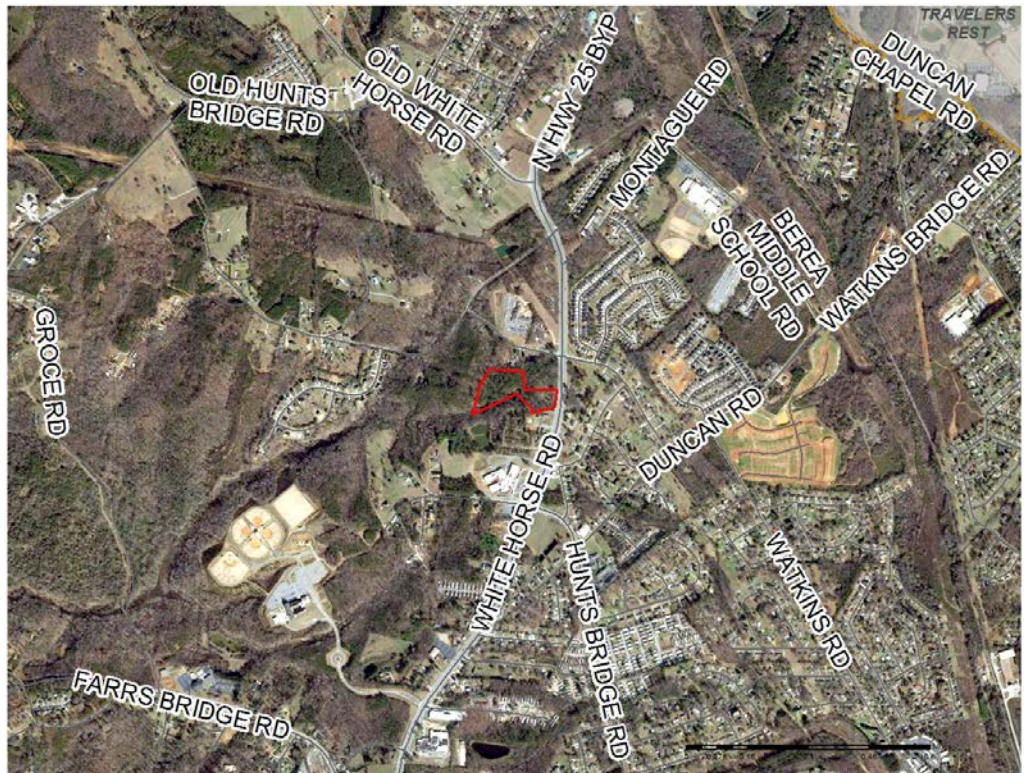
frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for cabinet shop.

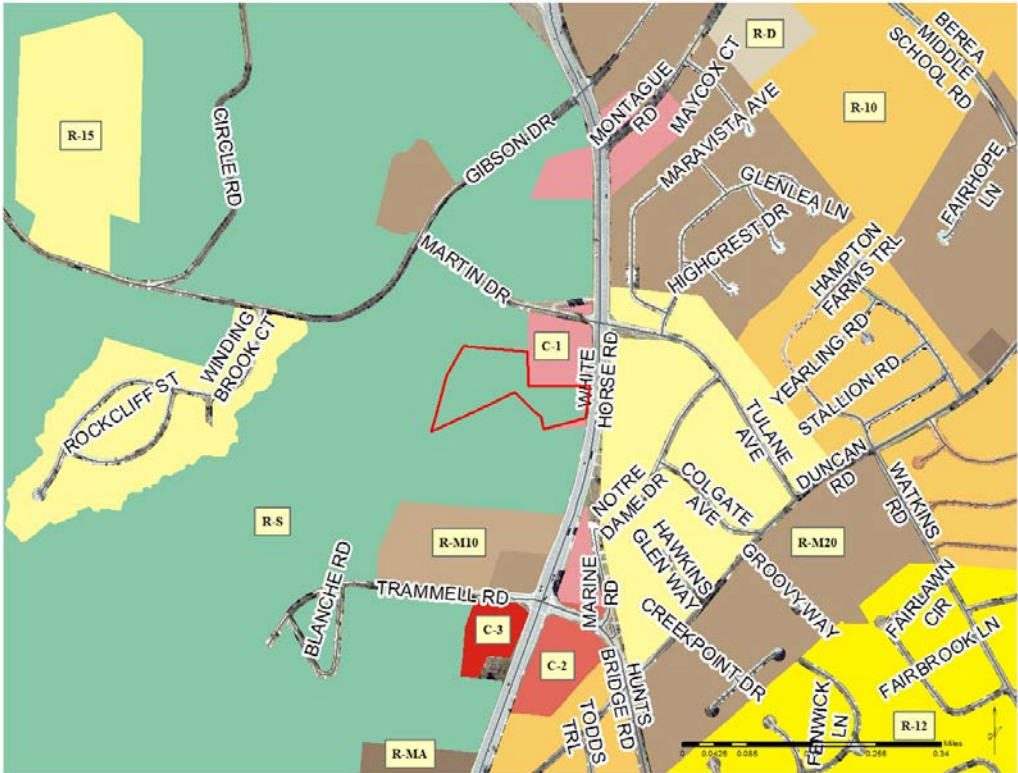
CONCLUSION:

The subject site is located along White Horse Road, an arterial road, which is surrounded primarily by single-family residential and vacant wooded land. Staff believes this area of White Horse Road is a highly residential area with single-family residential zoning and land uses. Rezoning this parcel to C-3, Commercial, would have a negative impact on the surrounding residential areas, especially the western section of the parcel.

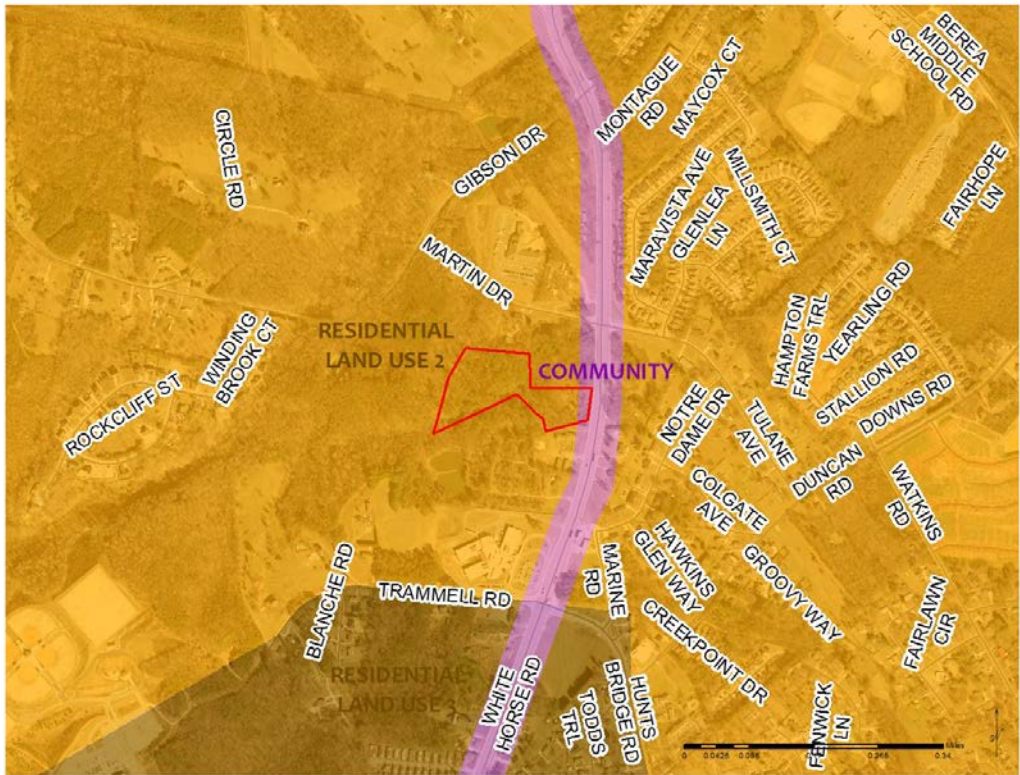
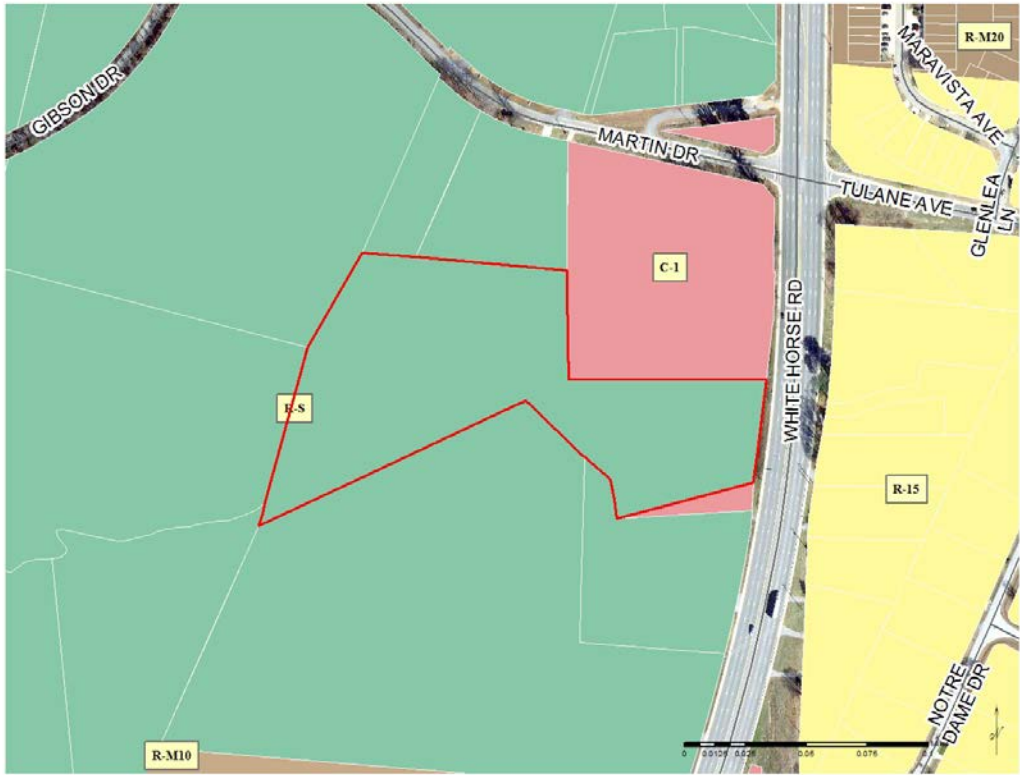
Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.



Aerial Photography, 2017



Zoning Map



Future Land Use Map