

Zoning Docket from March 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-22	Roy L. Fogleman for Jaliabapa and Radha LLC 3807 White Horse Road 0242010203400 R-12, Single-Family Residential to C-1, Commercial	25	Approval	Approval 3/27/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 18, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Requesting rezoning to allow for retail use or possibly a restaurant • Rezoning would fit well with the existing retail to the south <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Opposes development in this area • Concerned about traffic • Traffic has increased over the last 3 years • Wants to know what kind of commercial business this will be <p>2) Resident</p> <ul style="list-style-type: none"> • Previously opposed rezoning two years ago • Does not oppose commercial, but wants to what it will be • County should be more creative in how they look at development <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject parcel is designated as a <i>Regional Corridor</i>. According to the <u>Imagine Greenville Comprehensive Plan</u>, these corridors are predominately nonresidential, allowing for tall buildings, tight placement, and any nonresidential use. Additionally, intensity of traffic, speed, and use will likely be the highest in the County along these corridors. Floodplain is not present on the property. Public transit is available to this site.</p> <p>SUMMARY:</p> <p>The subject parcel zoned R-12, Single-Family Residential, is 0.72 acres of property located on White Horse Road approximately 0.65 miles north of the intersection of White Horse Road and Anderson Road. The parcel has approximately 155 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 general retail, not liquor sales or a car lot.</p> <p>CONCLUSION:</p> <p>The subject site is located along White Horse Road, a seven lane arterial road. The subject site has a beautician zoned S-1 to the north, retail zoned C-1 to the south and an auto sales lot zoned C-2 to the east. The subject site is also located along a Regional Corridor which consists of mainly non-residential uses. Staff is of the opinion rezoning the parcels to C-1, Commercial would be appropriate based on the existing zoning and land use along White Horse Road. The requested zoning is also</p>					

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	<p>consistent with the <u>Imagine Greenville</u> Comprehensive Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>
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DOCKET NUMBER: CZ-2019-22

APPLICANT: Roy L. Fogleman for Jaliabapa and Radha LLC

PROPERTY LOCATION: 3807 White Horse Road

PIN/TMS#(s): 0242010203400

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-1, Commercial

ACREAGE: 0.72

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-12, Single-Family Residential in June 1973, as part of Area 4A. (Map 39) There was an unsuccessful C-3, Commercial zoning request in 2016, CZ-2016-53. There was an unsuccessful FRD, Flexible Review District zoning request in 2017, CZ-2017-19.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	beautician
East	C-2 and R-10	automobile sales and single-family residential
South	C-1	retail
West	R-12	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan, designated as a *Regional 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-12	3.6 units/acre	0.72	2 units
Requested	C-1	12 units/acre		8 units

A successful rezoning may add up to 6 dwelling units.

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

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
White Horse Road	1, 205' S	30,000	29,000 -3.3%	34,100 17.6%

ANALYSIS:

The subject parcel is designated as a *Regional Corridor*. According to the Imagine Greenville Comprehensive Plan, these corridors are predominately nonresidential, allowing for tall buildings, tight placement, and any nonresidential use. Additionally, intensity of traffic, speed, and use will likely be the highest in the County along these corridors. Floodplain is not present on the property. Public transit is available to this site.

SUMMARY:

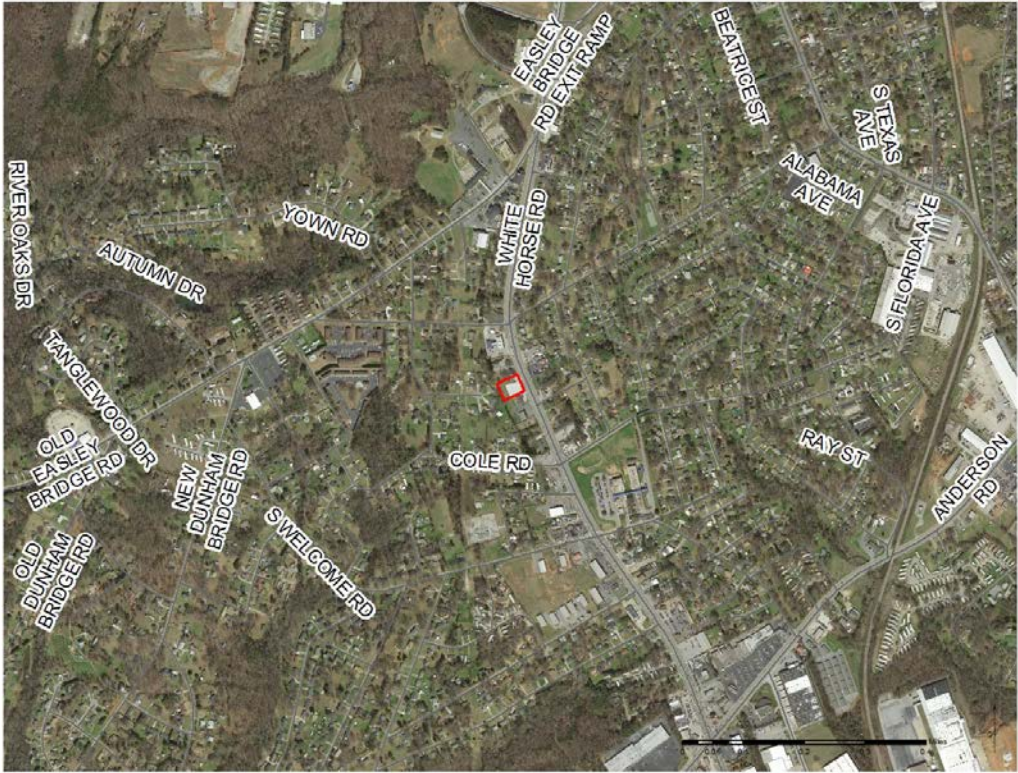
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CONCLUSION:

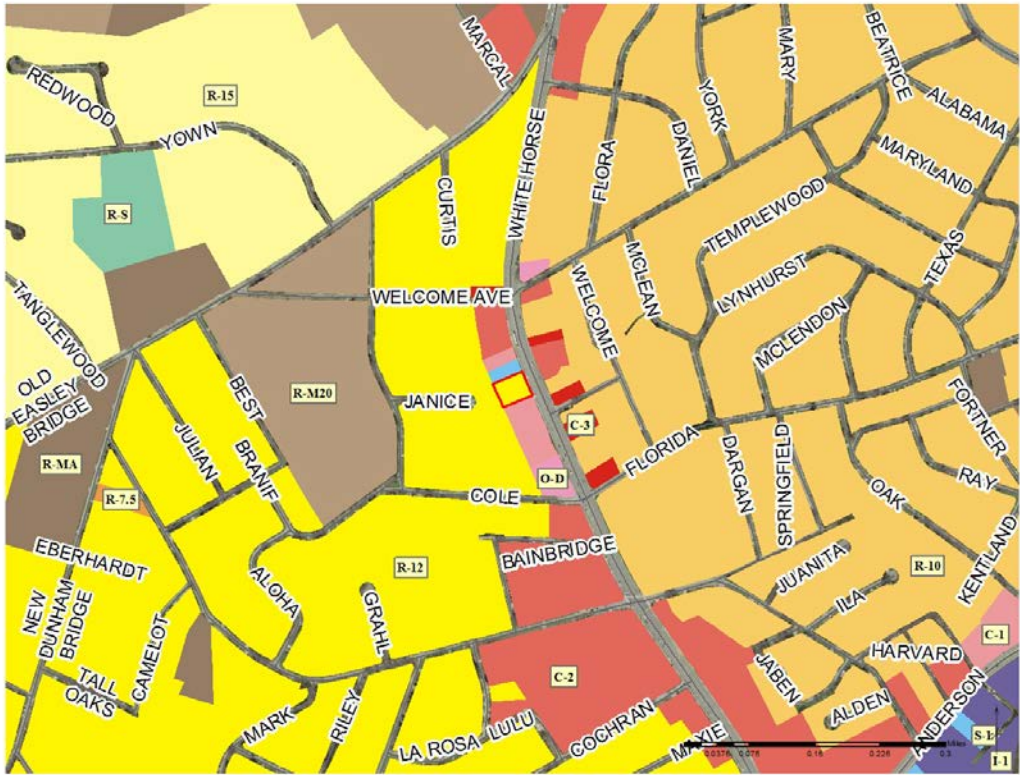
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Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.

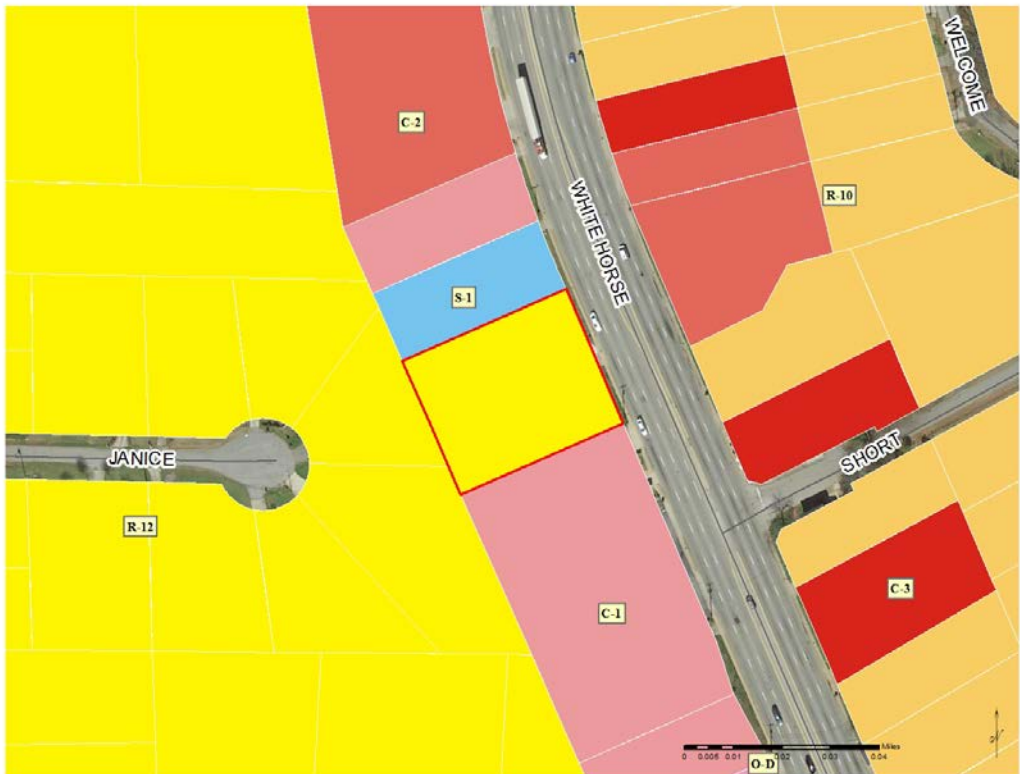


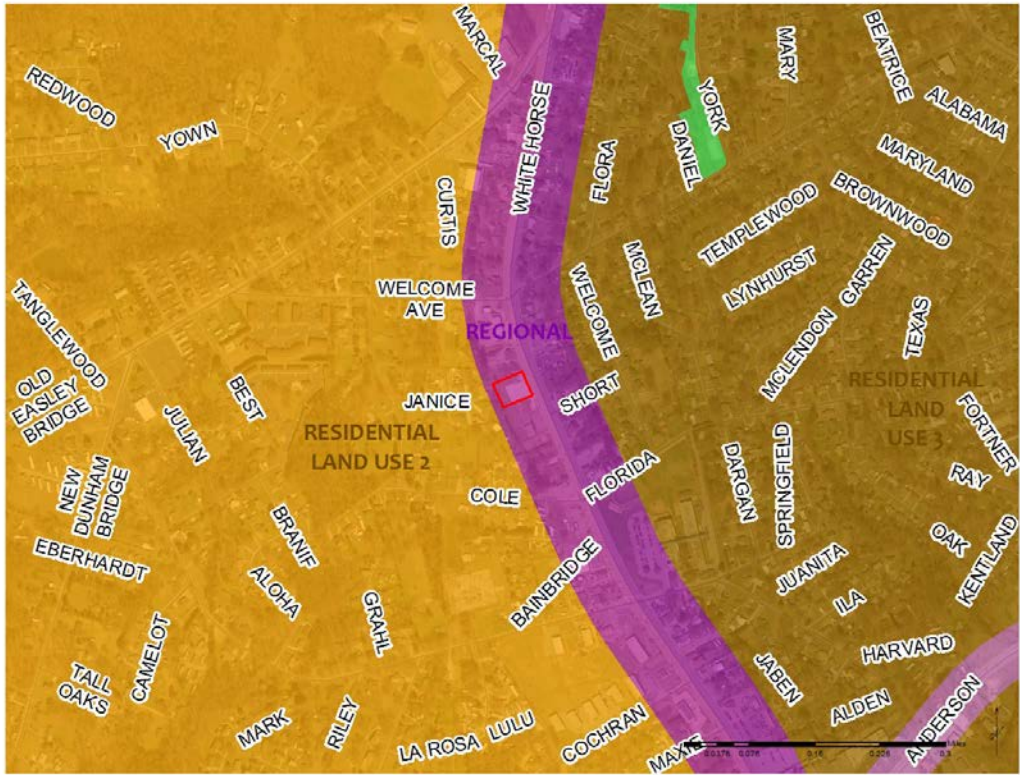
Aerial Photography, 2018





Zoning Map





Future Land Use Map