

Zoning Docket from October 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-71	Gary S. Hill for LTE Investment Group LLC 4403 White Horse Road 0230000801600 and 0230000801700 R-10, Single-Family Residential to C-2, Commercial	25	Approval	Approval with a recommendation of C-3		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Grandfather built current building on site 50 years ago • Became aware that the property was not zoned commercial • Current lessee has operated current business on site for years • Rezoning would allow for continuation of future business • Does not think it could sell for residential use <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Concerned over too many possible uses with C-2 • Has concerns about the property being sold to someone else • Does not want a bar, tavern or liquor store • Wants quality commercial <p>List of meetings with staff: Applicant 8/26/2019</p>				<p>Petition/Letter For: None</p> <p>Against: None</p>	
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Riverdale-Tanglewood Community Plan</u> where it is designated as <i>Commercial</i>. Floodplain is not present on this property. There is a bus route near this property. Bus route 502 is located approximately 0.27 miles away at the intersection of N. Washington Avenue and Gordon Street Extension.</p> <p>SUMMARY:</p> <p>The subject parcels zoned R-10, are 0.46 acres of property located on White Horse Road approximately 0.19 miles north of the intersection of White Horse Road and Easley Bridge Road. The parcel has approximately 145 feet of frontage along White Horse Road and approximately 80 feet of frontage along West Boulevard. The applicant is requesting to rezone the property to C-2, Commercial.</p> <p>The applicant states the proposed land use is for a business or to allow a future business on site.</p> <p>CONCLUSION:</p> <p>The subject site is located along a five- lane arterial road, White Horse Road, which is mainly made up of commercial and service type land uses and zoning. Staff is of the opinion the current zoning of R-10, Single-Family Residential is not appropriate for this area, however staff does have some concerns regarding some of the allowed uses permitted in C-2, Commercial zoning. Staff believes the recommended use of Commercial from this site is appropriate, and that is also consistent with the Riverdale-Tanglewood Community Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.</p>					

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Staff Report	On October 16, 2019 staff received a request from the applicant to amend the requested rezoning from C-2, Commercial to C-3, Commercial.
GPC	At the October 23, 2019 Planning Commission meeting, the Commission members voted to approve the applicant's amended request to C-3, Commercial.

DOCKET NUMBER: CZ-2019-71

APPLICANT: Gary S. Hill for LTE Investment Group LLC

PROPERTY LOCATION: 4403 White Horse Road

PIN/TMS#(s): 0230000801600 and 0230000801700

EXISTING ZONING: R-10, Single-Family Residential

REQUESTED ZONING: C-2, Commercial

ACREAGE: 0.46

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 S-1, Services rezoning request in 1999, CZ-1990-060.

EXISTING LAND USE: automobile service

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	automobile service
East	S-1	engraving shop and vacant office
South	C-2	vacant land
West	R-10	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Riverdale-Tanglewood Community Plan where it is designated as *Commercial*.

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>0.46</i>	<i>2 units</i>
Requested	C-2	16 units/acre		7 units

A successful rezoning may add up to 5 dwelling units.

ROADS: White Horse Road: five-lane State-maintained principal arterial
West Boulevard: two-lane County-maintained local

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	5,750' S	30,000	29,000	35,400

TRAFFIC:

			-3.3%	+22.1%
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ANALYSIS:

The subject property is part of the Riverdale-Tanglewood Community Plan where it is designated as *Commercial*. Floodplain is not present on this property. There is a bus route near this property. Bus route 502 is located approximately 0.27 miles away at the intersection of N. Washington Avenue and Gordon Street Extension.

SUMMARY:

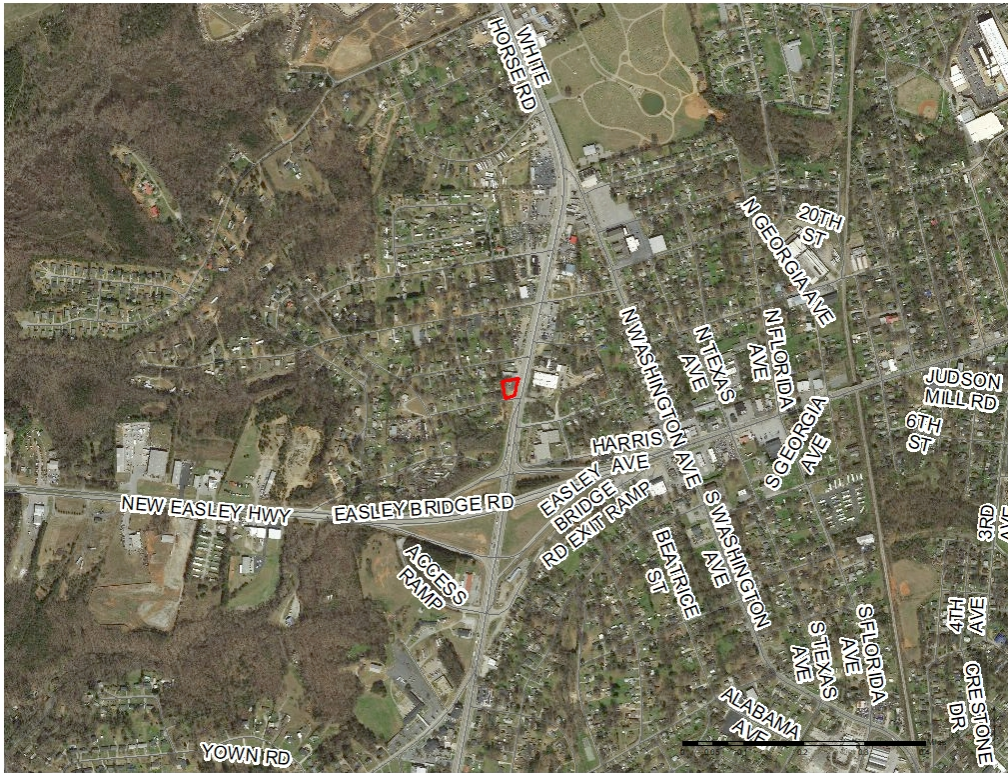
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The applicant states the proposed land use is for a business or to allow a future business on site.

CONCLUSION:

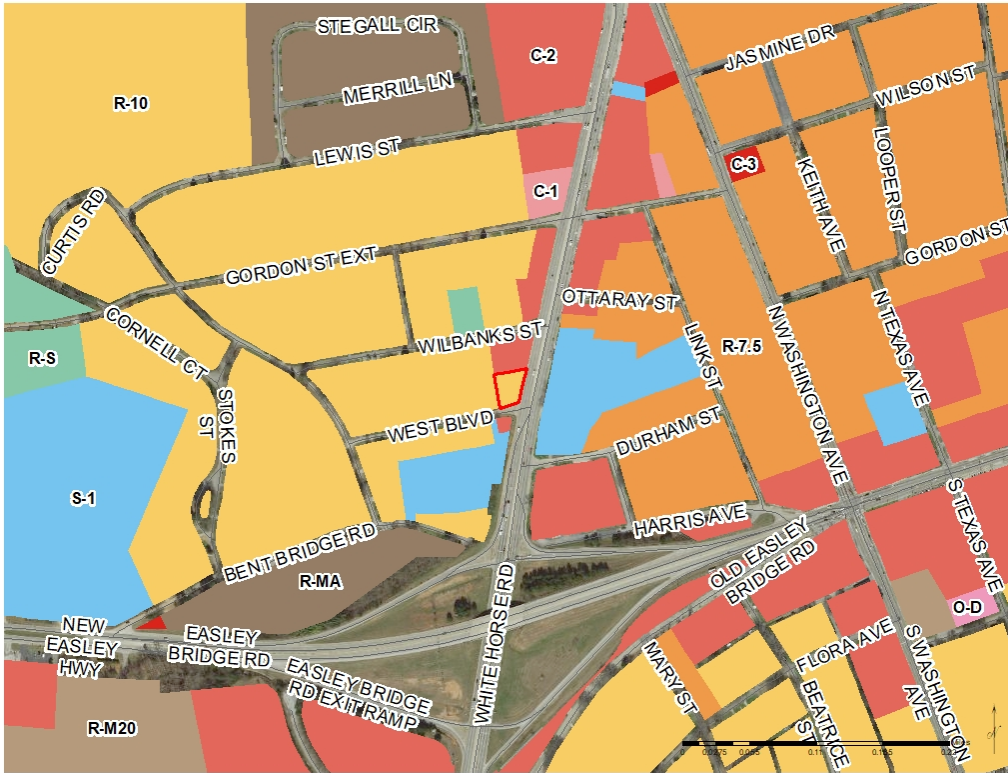
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Based on these reasons staff recommends approval of the requested rezoning to C-2, Commercial.

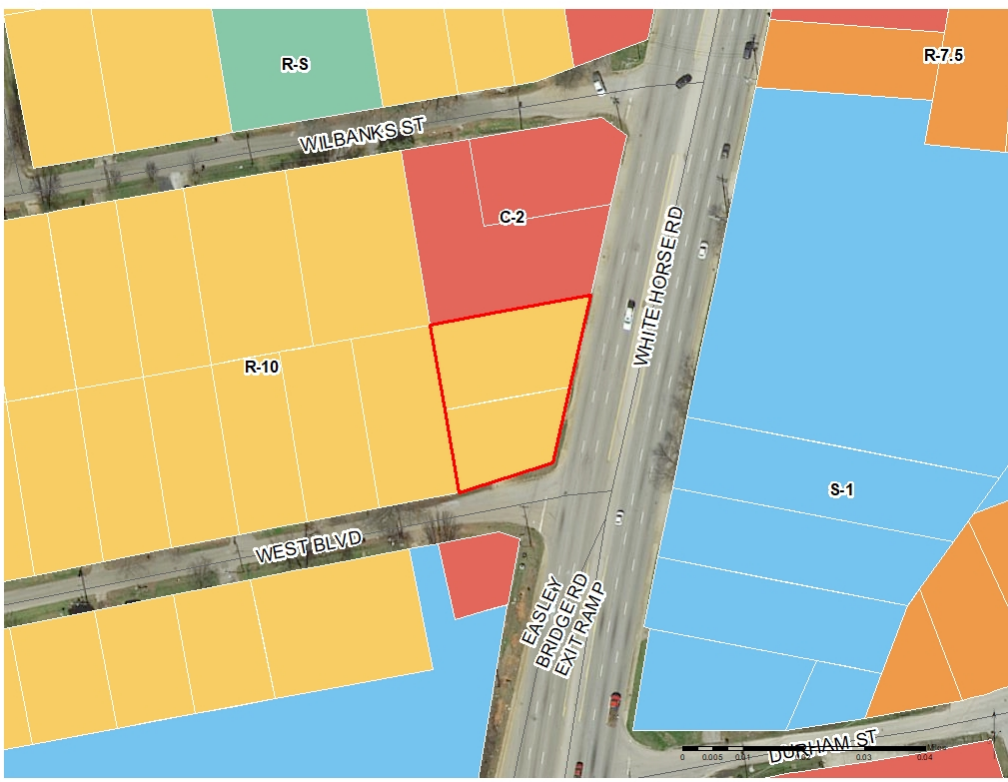


Aerial Photography, 2019

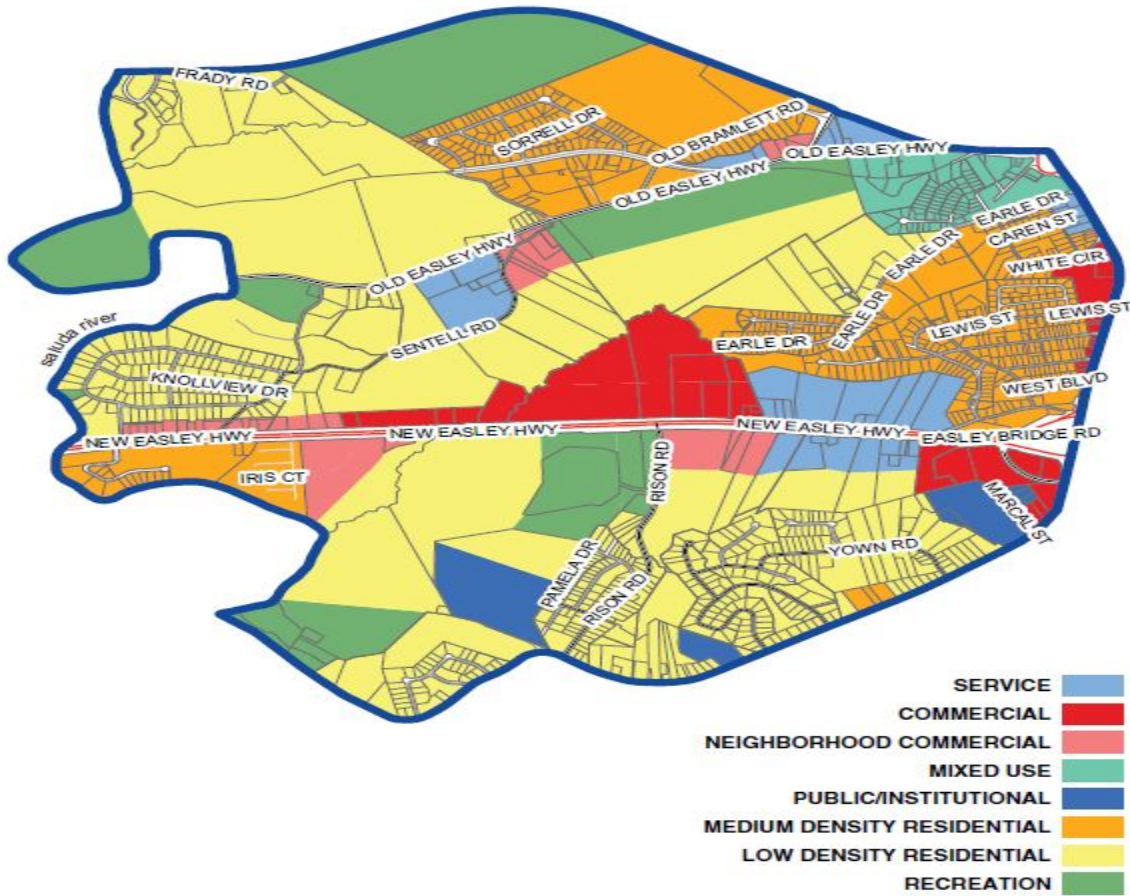




Zoning Map



future land use



Riverdale-Tanglewood Community Plan, Future Land Use Map