

Zoning Docket from July 19, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-66	Cason Tyler Hulin of Trailer Source, LLC for Brian Waldrop White Horse Rd. B013030100800 R-12, Single-Family Residential District to C-3, Commercial District	19	Approval	Approval 7-28-21	Approval 8-16-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on July 19, 2021 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <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 property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. Floodplain is present on the site. There is one school located within one mile of the site: Westcliffe Elementary. The property is along any bus routes and there are sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-12, Single-Family Residential and is 1.9 acres of land located on White Horse Rd, and is approximately 0.08 miles north of the intersection of White Horse Road and Saluda Dam Road. The parcel has approximately 160 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for equipment sales and rental.</p> <p>CONCLUSION</p> <p>The subject parcel, zoned R-12, Single-family Residential, is located along White Horse Road, a six-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial is appropriate for this corridor and would not have an adverse impact on this area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					