

**Zoning Docket from June 14, 2021 Public Hearing**

| Docket Number   | Applicant   | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION  |
|-----------------|---|----------|------------|-----------|----------|---|
| CZ-2021-56      | Jesus Anibal Tamayo<br>White Horse Road<br>B013030100702<br>R-12, Single-Family Residential District to<br>O-D, Office District   | 19       | Approval   | Approval  |          |   |
| Public Comments | <p><b>Some of the general comments made by Speakers at the Public Hearing on June 14, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would like more space for an office for his tax service business</li> <li>• Already has an office in the adjacent property that is currently zoned O-D, Office District</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff: None</b></p>  |          |            |           |          | <p><b>Petition/Letter</b></p> <p><u>For:</u><br/>None</p> <p><u>Against:</u><br/>None</p> |
| Staff Report    | <p><b>ANALYSIS</b></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 not present on the overall site. There is one school located within one mile of the site: Westcliffe Elementary. The property is along a bus route and there are sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-12, Single-Family Residential and is 0.2 acres of land located on White Horse Road, and is approximately 0.02 miles south of the intersection of White Horse Road and Rangeview Circle. The subject parcel has approximately 83 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to O-D, Office District.</p> <p>The applicant states that the proposed land use is for Offices.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel is located along White Horse Road, a Six-lane State-Maintained Arterial Road. Staff is of the opinion that a successful rezoning to O-D, Office District would be more appropriate for a parcel with frontage along this arterial road. Additionally Staff is of the opinion that the permitted uses in the O-D zoning classification would not have an adverse impact on the Single-Family Residential neighborhood directly behind the subject parcel.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to O-D, Office District.</p> |          |            |           |          |   |



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny  
Planner

**RE:** CZ-2021-56

**APPLICANT:** Jesus Anibal Tamayo

**PROPERTY LOCATION:** White Horse Road

**PIN/TMS#(s):** B013030100702

**EXISTING ZONING:** R-12, Single-Family Residential District

**REQUESTED ZONING:** O-D, Office District

**PROPOSED LAND USE:** Office

**ACREAGE:** 0.2

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** This parcel was originally zoned R-12, Single-Family Residential in April 1972 as part of Area 3. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

| Direction | Zoning | Land Use                  |
|-----------|--------|---------------------------|
| North     | O-D    | Office-Business           |
| East      | R-12   | Single-family Residential |
| South     | R-12   | Single-family Residential |
| West      | C-1    | Retail Center             |

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*.  
\*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is a part of the Berea Community Plan where it is designated as *Low Density Residential*.

**DENSITY WORKSHEET:** The following scenario provided 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 | 0.2   | 1 units     |
| Requested | O-D    | N/A            |       | 0 units     |

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

White Horse Road is a six-lane State-maintained Arterial road. The parcel has approximately 83 feet of frontage along White Horse Road. The parcel is approximately 0.02 miles south of the intersection of White Horse Road and Rangeview Circle. The property is along a bus route, Route 502. There are also are sidewalks in the area.

| <b>Location of Traffic Count</b> | <b>Distance to Site</b> | <b>2011</b> | <b>2014</b>      | <b>2019</b>      |
|----------------------------------|-------------------------|-------------|------------------|------------------|
| White Horse Road                 | 987' S                  | 26,900      | 23,800<br>-11.5% | 34,100<br>+26.7% |

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Westcliffe Elementary

**CONCLUSION:**

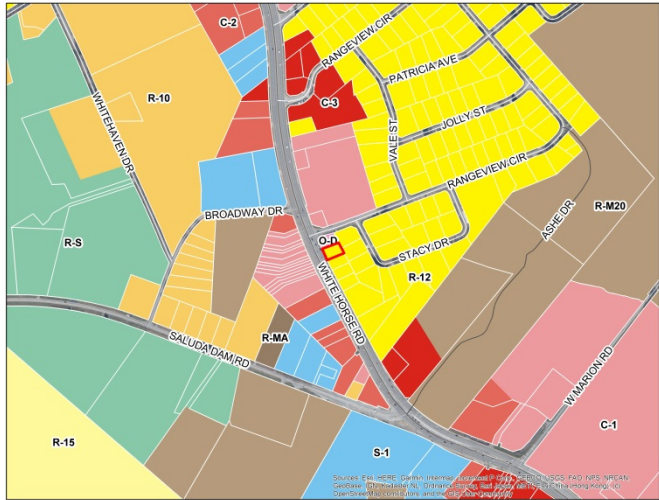
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**STAFF RECOMMENDATION:**

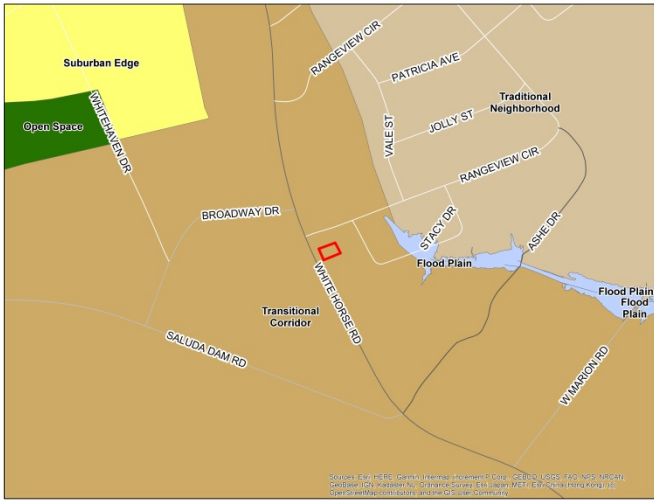
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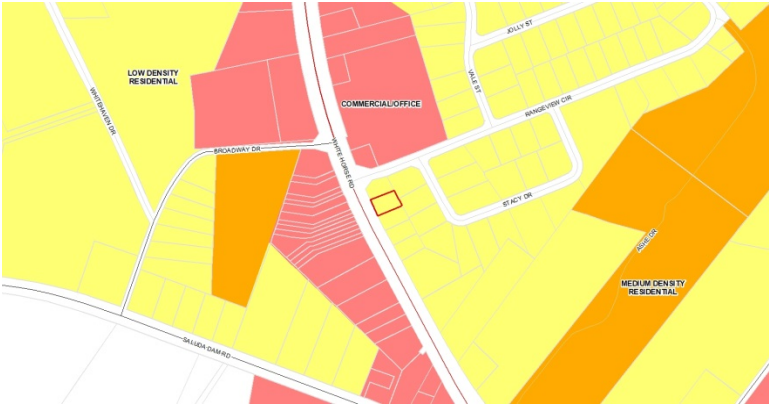
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map