

**Zoning Docket from November 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-109	John Earl Shaw White Horse Rd, Bent Bridge Rd, and Easley Bridge Rd. Exit Ramp 0230000901300 R-10, Single-Family Residential District to S-1, Services District	25	Denial	Denial		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</b></p> <p><u>Speakers For:</u></p> <ul style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>- Would like to build a building for a small engine repair shop</li> <li>- Traffic will not be from Hwy. 25 and will be minimal along Bent Bridge Rd.</li> </ul> </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> None</p> <p><u>Against:</u> 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>Traditional Neighborhood and Mixed Use Corridor</i>. Floodplain is not present on the overall site. There are three schools located within one mile of the site: Tabernacle Baptist College, Welcome Elementary, Hollis Academy. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-10, Single-Family Residential and is 0.7 acres of land located on Bent Bridge Road, and is at the intersection of White Horse Road and Hwy 123. The subject parcel has approximately 119 feet of frontage along White Horse and 243 feet along Bent Bridge Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states that the proposed land use is for Small Engine Repair.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-10, Single-Family Residential, is located along White Horse Road a Six-lane State-maintained Arterial road, and Bent Bridge Road a two-lane county-maintained residential road. Staff is of the opinion that the uses allowed within the S-1, Services district are too intense for this residential area. Further, due to the nature of the parcel and site constraints, the existing zoning classification of R-10, Single-Family Residential is appropriate for the subject property.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services.</p>					



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

**FROM:** Brook Denny - Planner

**RE:** CZ-2021-109

**APPLICANT:** John Earl Shaw

**PROPERTY LOCATION:** White Horse Rd, Bent Bridge Rd, and Easley Bridge Rd.  
Exit Ramp

**PIN/TMS#(s):** 0230000901300

**EXISTING ZONING:** R-10, Single-Family Residential District

**REQUESTED ZONING:** S-1, Services District

**PROPOSED LAND USE:** Small Engine Repair

**ACREAGE:** 0.7

**COUNCIL DISTRICT:** 25 – Fant

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**ZONING HISTORY:** This parcel was originally zoned R-10, Single-Family Residential in June 1973 as part of Area 4A. There has been one previous rezoning request for this property, CZ-2017-025, from R-10, Single-Family Residential to S-1, Services that was denied. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Single-Family
East	C-2	Commercial
South	R-MA	Single-Family
West	S-1, R-10	Single-Family, Manufactured Home Park

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

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

**AREA AND COMMUNITY PLANS:**

The subject property is part of the Riverdale-Tanglewood Community Plan where it is designated as *Medium 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-10	4.4 units/acre	0.7	3 units
Requested	S-1	N/A		0 units

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

**ROADS AND TRAFFIC:**

Bent Bridge Road is a two-lane county-maintained residential road. The parcel has approximately 243 feet of frontage along Bent Bridge Road. White Horse Road is a seven-lane state-maintained arterial road. The parcel has approximately 119 feet of frontage along White Horse Road. The parcel is at the intersection of Hwy 25 and 123. The property is not along a bus route. There are sidewalks in the area.

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*There are no traffic counts in the immediate vicinity.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Tabernacle Baptist College, Welcome Elementary, Hollis Academy.

**CONCLUSION:**

*Due to the quick turnaround, Staff's Conclusion and Recommendation to be provided at a later date.*

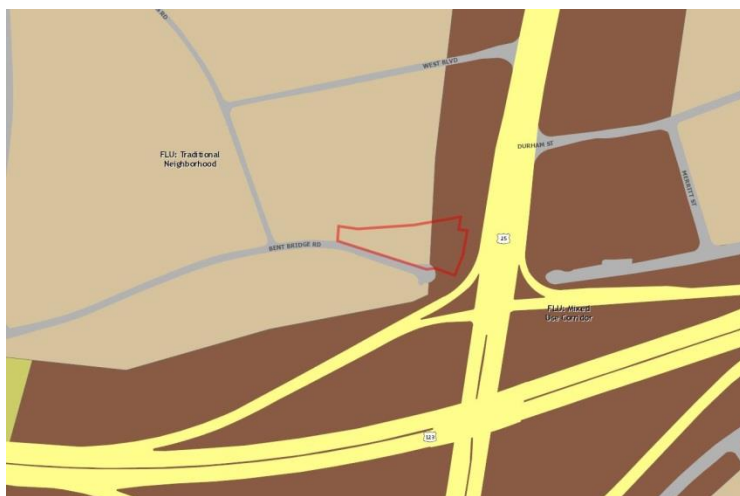
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Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map

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Riverdale-Tanglewood Community Plan, Future Land Use Map