

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-115	Chris McDougal Prevost of Joyner Commercial for Patricia Ann Williams and Morris Arthur Williams 6342 White Horse Rd. B013030101300 R-12, Single-Family Residential District to C-3, Commercial District	19	Approval	Approval		
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> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>- There is not a current proposed use and instead wants to sell the property as commercial and not residential due to the fact it is already surrounded by commercial uses and zoning</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Transitional Corridor</i>. It is also part of the <u>Berea Community Plan</u>, where it is designated as <i>Commercial/Office</i>. Floodplain is not present on site. There are two schools located within one mile of the site: Westcliffe Elementary and Berea High School. The property is along a bus route, Route 502 and there are also sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-12, Single-Family Residential District and is 0.407 acres of land located at 6342 Witte Horse Road. The subject parcel has approximately 100 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 a commercial business.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel zoned R-12, Single-Family Residential is located along White Horse Road, a seven-lane State-maintained Arterial road. Staff is of the opinion that the requested rezoning to C-3, Commercial is appropriate due to all parcels surrounding the property also having Commercial zoning. Additionally, the request aligns with both the Plan Greenville County Comprehensive Plan and the Berea Community Plan.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					



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

**FROM:** Meagan Staton, Deputy Zoning Administrator

**RE:** CZ-2021-115

**APPLICANT:** Chris McDougal Prevost of Joyner Commercial for  
Patricia Ann Williams and Morris Arthur Williams

**PROPERTY LOCATION:** 6342 White Horse Rd.

**PIN/TMS#(s):** B013030101300

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

**REQUESTED ZONING:** C-3, Commercial District

**PROPOSED LAND USE:** Commercial Business

**ACREAGE:** 0.407

**COUNCIL DISTRICT:** 19 – Meadows

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

**EXISTING LAND USE:** Single-Family Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-3	Automobile sales
East	C-3	Automobile sales
South	C-1	Retail
West	C-2	Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro 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 part of the Berea Community Plan, where it is designated as *Commercial/Office*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**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	0.407	1 units
Requested	C-3	16 units/acre		6 units

A successful rezoning would allow for 5 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:** White Horse Rd. is a six-lane State-maintained arterial road. The parcel has approximately 100 feet of frontage along White Horse Rd. The parcel is approximately 0.40 miles north of the intersection of White Horse Rd. and Saluda Dam Rd. The property is along a bus route, Route 502. There are also sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019

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White Horse Rd.	60' W	26,900	23,800 -11.5%	34,100 +43.2%
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**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site: Westcliffe Elementary and Berea High School.

**CONCLUSION:**

*Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.*

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Aerial Photography, 2021

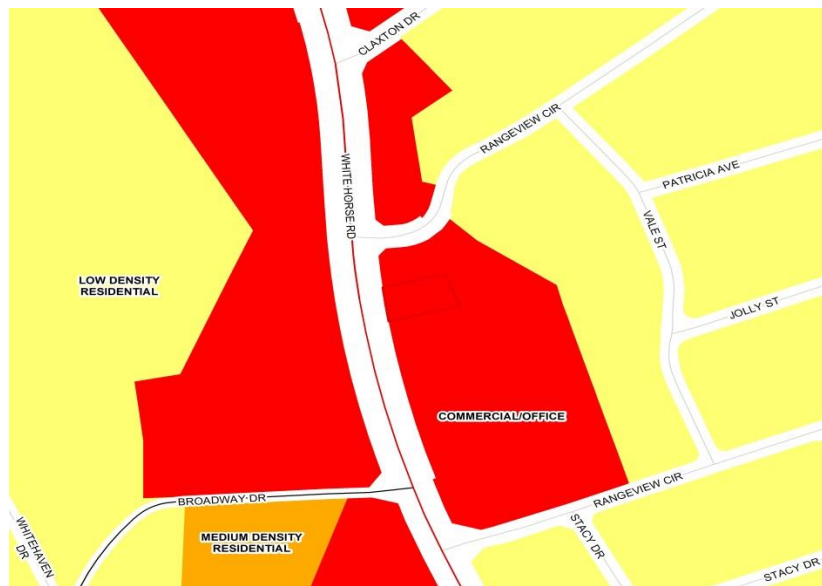


Zoning Map

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Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map