

**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 11-17-21	Denial 12-6-21	
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>					