

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 11-17-21	Denial 12-6-21	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> - 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 <p><u>Speakers Against:</u></p> <p>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 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>SUMMARY</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>CONCLUSION</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>					
P&D	<p>At the January 31, 2022 Planning & Development Committee meeting, the Committee voted to deny the applicant's request to rezone the property to C-3, Commercial without any further discussion.</p>					