

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-005	George R. Farah of GNR Automotive for Burnett W. Todd 8511 White Horse Rd. B005010101100 (portion) R-S, Residential Suburban District to C-2, Commercial District	19	Denial	Denial 1-26-22	Denial 1-31-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> • Provides a three bay automotive building with one employee • Lives in the house in front of the shop • Provided a petition for residents in favor of the rezoning 2) In Favor <ul style="list-style-type: none"> • States the credentials of the applicant as being a certified mechanic and highly recommended 3) In Favor <ul style="list-style-type: none"> • States the applicant does quality work <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i> and <i>Suburban Neighborhood</i>. Floodplain is not present on the site. Two schools are located within one mile of the site: Greenville Technical College – Northwest Campus and Armstrong Elementary School. The property is not along any bus routes. There are sidewalks in the area.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban District and is 0.599 acres of land located on White Horse Rd. and is approximately 0.19 miles south of the intersection of White Horse Rd. and Hunts Bridge Rd. The parcel has approximately 31 feet of frontage along White Horse Rd. The applicant is requesting to rezone the property to C-2, Commercial District.</p> <p>The applicant states that the proposed land use is an automobile Service Facility.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-S, Residential Suburban is located along White Horse Rd., a six-lane State maintained Arterial Road. Staff is of the opinion that the requested rezoning would permit uses that may have an adverse impact on the existing surrounding properties.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial.</p>					