

Zoning Docket from January 10, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	G CPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-006	George R. Farah of GNR Automotive for Burnett W. Todd 8511 White Horse Rd. B005010101100 (portion) R-S, Residential Suburban District to R-15, Single-Family Residential 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 For: None</p> <p>Against: 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 0.401 acres of land located on White Horse Rd. and is approximately 0.19 miles south of the intersection of White Horse Road and Hunts Bridge Rd. The parcel has approximately 139 feet of frontage along White Horse Rd. The applicant is requesting to rezone the property to R-15, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is a single-family residence.</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 to R-15, Single-Family Residential would be consistent with surrounding land uses. However, subdividing this parcel, and leaving the remainder of the parcel as R-S, Residential Suburban would be creating a non-conforming lot on this remainder due to the absence of a single-family dwelling.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-Family Residential.</p>					