## 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			
Public Comments	Some of the general comments made by Speakers at the Public Hearing on January 10, 2022 were:  Speakers For:  1) Applicant  • 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  • States the credentials of the applicant as being a certified mechanic and highly recommended  3) In Favor  • States the applicant does quality work  Speakers Against:  None				Petition/Letter For: None Against: None	
Staff Report	List of meetings with staff: None  ANALYSIS  The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Edge and Suburban Neighborhood. 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.  SUMMARY  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.  The applicant states that the proposed land use is an automobile Service Facility.  CONCLUSION  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.					



Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite 4100 Greenville, SC 29601

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**COUNCIL DISTRICT:** 

TO:	County Council
	Planning and Development Committee
	Planning Commission
FROM:	Austin Lovelace, Principal Planner
RE:	CZ-2022-005
APPLICANT:	George R. Farah of GNR Automotive for Burnett W. Todd
PROPERTY LOCATION:	8511 White Horse Road
PIN/TMS#(s):	B005010101100 (portion)
EXISTING ZONING:	R-S, Residential Suburban District
REQUESTED ZONING:	C-2, Commercial District
PROPOSED LAND USE:	Automobile Service Facility
ACREAGE:	0.599

19 – Meadows

**ZONING HISTORY:** This property was originally zoned R-S, Residential Suburban in April

1972 as part of Area 3. There have been no other rezoning requests for

these parcels.

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

AREA

**CHARACTERISTICS:** 

Direction	Zoning	Land Use	
North	R-S	Church	
East	R-10	Single-Family Residential	
South	R-MA	Mobile Home Park	
West	R-S	Church	

WATER AVAILABILITY: Greenville Water

**SEWER AVAILABILITY:** Metro District – Sewer is accessible, capacity has not been verified

**PLAN GREENVILLE** 

**COUNTY** 

**CONFORMANCE:** The subject property is part of the <u>Plan Greenville County</u>

Comprehensive Plan, where it is designated as *Suburban Edge* and *Suburban Neighborhood.* \*\*Please refer to the Future Land Use Map at

the end of the document.\*\*

**AREA AND COMMUNITY** 

**PLANS:** The subject property is not a part of any area or community plans.

**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-S	1.7 units/acre	0.599	1 unit
Requested	C-2	16 units/acre	0.599	9.4 units

A successful rezoning would allow for 8.4 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:** White Horse Road is a six-lane State-maintained arterial road. The

parcel has approximately 31 feet of frontage along White Horse Road. The parcel is approximately 0.19 miles south of the intersection of White Horse Road and Hunts Bridge Road. The property is not along a

bus route. There are sidewalks along White Horse Road.

Location of Traffic Count	Distance to Site	2013	2016	2019
White Horse Rd	611' NE	16,700	19,700	22,300 +13.19%
			+17.9%	+13.19%

**CULTURAL AND ENVIRONMENTAL:** 

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Armstrong Elementary and Greenville Technical College -

Northwest Campus.

**CONCLUSION:** 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.

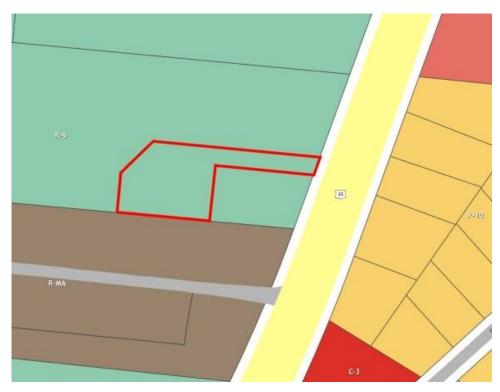
**STAFF** 

**RECOMMENDATION:** Based on these reasons, staff recommends denial of the requested

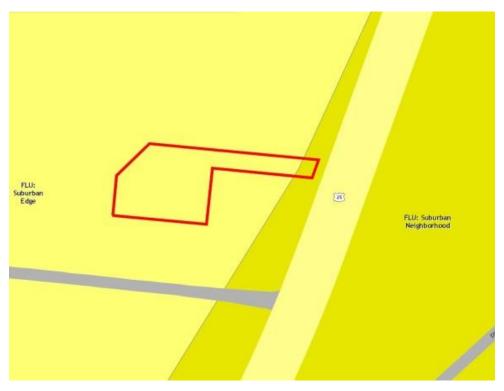
rezoning to C-2, Commercial.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map