

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	<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>					



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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

COUNCIL DISTRICT: 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 Plan Greenville County 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		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 +17.9%	22,300 +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.



Plan Greenville County, Future Land Use Map