Zoning Docket from January 10, 2022 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC 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 | | | | |
| Public Comments | Speakers For: 1) Applicant • Provides a three bay automotive building with one employee | | | | 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 0.401 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. The applicant states that the proposed land use is a single-family residence. | | | | | | |
| | CONCLUSION The subject parcel zoned R-S, Residential Suburban is located along White Horse Rd., a six-lane Stamaintained Arterial Road. Staff is of the opinion that the requested rezoning to R-15, Single-Fam | | | | | | |

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

Based on these reasons, staff recommends denial of the requested rezoning to R-15, Single-Family

lot on this remainder due to the absence of a single-family dwelling.

Residential.



PROPOSED LAND USE:

COUNCIL DISTRICT:

ACREAGE:

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

Office: 864.467.7425 Fax: 864.467.7164

| TO: | County Council |
|--------------------|-------------------------------------------------------|
| | Planning and Development Committee |
| | Planning Commission |
| FROM: | Austin Lovelace, Principal Planner |
| RE: | CZ-2022-006 |
| 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: | R-15, Single-Family Residential District |
| | |

0.401

19 – Meadows

Single-Family Residential

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 | 0.401 | 1 unit |
| Requested | R-15 | 2.9 units/acre | 0.401 | 1.1 units |

A successful rezoning would allow for 0.1 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 139 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 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.

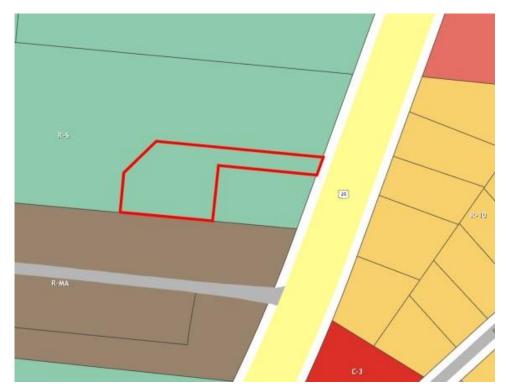
STAFF

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

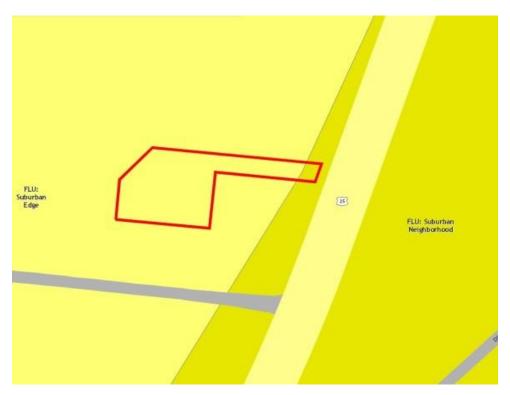
rezoning to R-15, Single-Family Residential.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map