

Zoning Docket from January 8th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2024-002	Karin E. Krussig 112 S. Old White Horse Rd. & Page Dr., Greenville, SC 29611 0235000901401 S-1, Services District to R-7.5, Single-Family Residential District	23	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 8, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • The property has been empty for three years and has tried to rent it for a commercial use • Would like to rezone to single-family residential to have a better option for renting • Businesses in the surrounding area would rather see this property being utilized and not sit vacant <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures – 12</p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately .24 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. The subject property is not part of any area or community plans. • S. Old White Horse Road is a two-lane County-maintained local road. The parcel has approximately 157 feet of frontage along S Old White Horse Road. Page Drive is a two-lane County-maintained local road. The parcel has approximately 39 feet of frontage along Page Drive. The parcel is approximately 0.06 miles northeast of the intersection of White Horse Road (HWY 25) and Page Drive. The property is not along a bus route but has a Bus Stop located on the intersection of White Horse Road (HWY 25) and Page Drive. There are also no sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Alexander Elementary is located within one mile of the site. • The applicant is requesting to rezone the property to R-7.5, Single-Family Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned S-1, Services District is located along S. Old White Horse Road, a two-lane County-maintained local road and Page Drive, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to R-7.5, Single-Family Residential District would be consistent with adjacent uses to the South and would not create additional adverse impacts on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.</p>					



Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2024-002

APPLICANT: Karin E. Krussig

PROPERTY LOCATION: 112 S. Old White Horse Rd. & Page Dr., Greenville, SC
29611

PIN/TMS#(s): 0235000901401

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: R-7.5, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: .24

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: This parcel was originally zoned S-1, Services District in June 1973 as part of Area 4A. There have been no rezoning requests since the original zoning.

EXISTING LAND USE: Vacant structure

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Church
East	S-1	Vacant Land & Automobile Sales
South	S-1	Single-Family Residential
West	C-2	Retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Transitional Corridor*.
Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY PLANS:

The subject property is not part of any area or community plans.

DENSITY WORKSHEET: The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	S-1	0 units/acre	.24	0 units
Requested	R-7.5	5.8 units/acre		1 unit

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

S. Old White Horse Road is a two-lane County-maintained local road. The parcel has approximately 157 feet of frontage along S Old White Horse Road. Page Drive is a two-lane County-maintained local road. The parcel has approximately 39 feet of frontage along Page Drive. The parcel is approximately 0.06 miles northeast of the intersection of White Horse Road (HWY 25) and Page Drive. The property is not along a bus route but has a Bus Stop located on the intersection of White Horse Road (HWY 25) and Page Drive. There are also no sidewalks in the area.

There are no traffic counts located in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Alexander Elementary is located within one mile of the site.

CONCLUSION:

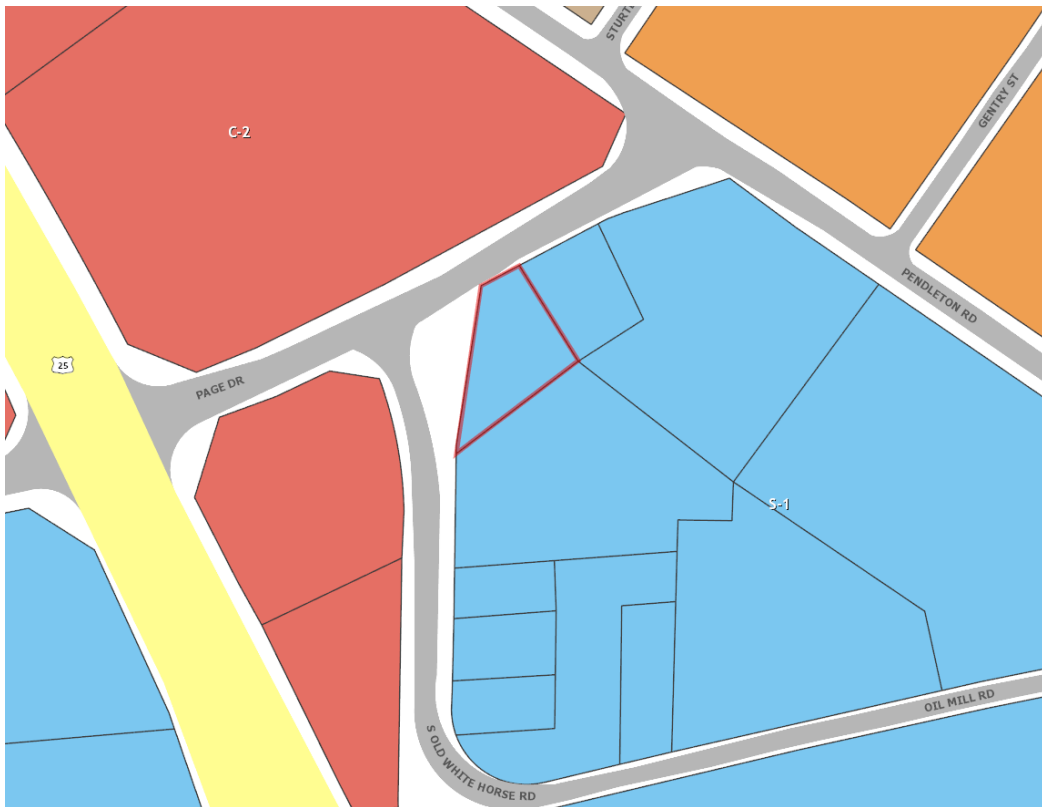
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STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.



Aerial Photography, 2023



Zoning Map, Zoomed In

