

Zoning Docket from October 14th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-066	John Earl Shaw 4201 Easley Bridge Rd. Exit, Bent Bridge Rd., & White Horse Rd., Greenville, SC 29611 0230000901300 R-10, Single-Family Residential District to S-1, Services District	23	Denial	Approval 10/23/24		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2024 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to rezone to S-1 to be able to operate an auto services use or small engine repair • The parcel in question is along White Horse Rd. and more fitting for S-1 type uses and not residential • Will not take access from White Horse Rd. nor Hwy. 123 <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p><u>Petition/Letter For:</u></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 0.71 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Mixed-Use Corridor and Traditional Neighborhood</i>. The subject property is part of the <u>Riverdale – Tanglewood Community Plan</u> where it is designated as <i>Medium Density Residential</i>. • Easley Bridge Road Exit is a one-lane State-maintained arterial road and the property has approximately 215 feet of frontage along it. This exit leads from White Horse Road (Hwy 25) to New Easley Highway (Hwy 123) which are both multi-lane State-maintained arterial roads. Bent Bridge Road is a two-lane County-maintained local road and the property has approximately 273 feet of frontage along it. The property is approximately 0.08 miles north of the White Horse Road and New Easley Bridge Road overpass. The property is not along a bus route. There is an existing sidewalk along both sides of White Horse Road. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Tabernacle Baptist College, Welcome Elementary, and Hollis Academy. • The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing a motorcycle and small engine repair shop. <p>CONCLUSION and RECOMMENDATION: The subject property, zoned R-10, Single-Family Residential District is located along the Easley Bridge Road Exit, a one-lane State-maintained arterial road and Bent Bridge Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would not be consistent with the <u>Plan Greenville County Comprehensive Plan</u> majority designation of <i>Traditional Neighborhood</i>. Nor would it be consistent with the <u>Riverdale – Tanglewood Community</u></p>					

Zoning Docket from October 14th, 2024 Public Hearing

	<p><u>Plan</u> designation of <i>Medium Density Residential</i>. Staff also feels that placing a commercial use on a residential street would not be consistent with the surrounding neighborhood and could cause an adverse impact.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.</p>
PC	<p>Commissioner Hammond made a motion to approve citing the location of the property next to White Horse Road and the adjacent zoning district of S-1. Motion was seconded and approved.</p>



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-066

APPLICANT: John Earl Shaw

PROPERTY LOCATION: 4201 Easley Bridge Rd. Exit, Bent Bridge Rd., & White Horse Rd., Greenville, SC 29611

PIN/TMS#(s): 0230000901300

EXISTING ZONING: R-10, Single-Family Residential District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Motorcycle and Small Engine Repair

ACREAGE: 0.71

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: The subject property was originally zoned R-10, Single-Family Residential District in June 1973 as part of Area 4A. Previous docket CZ-2017-025 to rezone the property from R-10 to S-1, Services District was denied. Previous docket CZ-2021-109 to rezone the property from R-10 to S-1 was also denied. There have been no other rezoning requests for the property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Single-Family Residential
East	C-2	Landscape Business
South	R-MA	Single-Family Residential
West	S-1, R-10	Single-Family Residential

WATER AVAILABILITY: Greenville Water – Annexation covenant required

SEWER AVAILABILITY: Metro District – Sewer is accessible

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is part of the Riverdale – Tanglewood Community Plan where it is designated as *Medium Density Residential*. **Please refer to the Future Land Use Map at the end of the document.**

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	R-10	4.4 units/acre	0.71	3 unit
Requested	S-1	0 units/acre		0 units

A successful rezoning would allow for 3 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Easley Bridge Road Exit is a one-lane State-maintained arterial road and the property has approximately 215 feet of frontage along it. This exit leads from White Horse Road (Hwy 25) to New Easley Highway (Hwy 123) which are both multi-lane State-maintained arterial roads. Bent Bridge Road is a two-lane County-maintained local road and the

property has approximately 273 feet of frontage along it. The property is approximately 0.08 miles north of the White Horse Road and New Easley Bridge Road overpass. The property is not along a bus route. There is an existing sidewalk along both sides of White Horse Road.

Location of Traffic Count	Distance to Site	2019	2021	2022
White Horse Road	5050' S	36,000	41,000 +13.9%	42,800 +4.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Tabernacle Baptist College, Welcome Elementary, and Hollis Academy.

CONCLUSION:

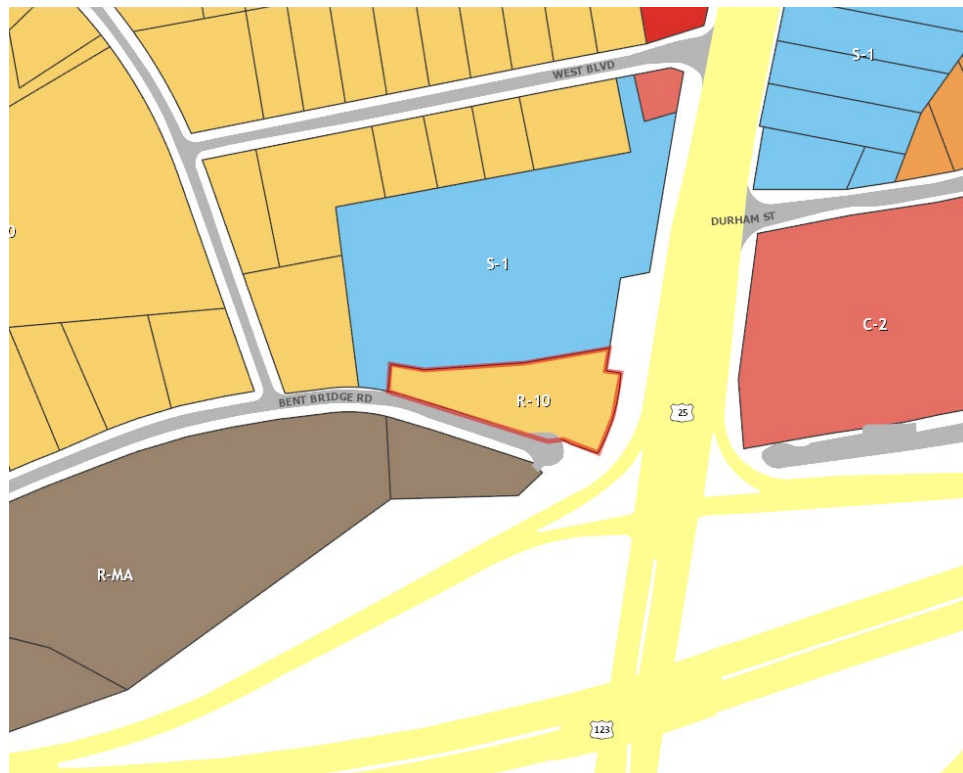
The subject property, zoned R-10, Single-Family Residential District is located along the Easley Bridge Road Exit, a one-lane State-maintained arterial road and Bent Bridge Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would not be consistent with the Plan Greenville County Comprehensive Plan majority designation of *Traditional Neighborhood*. Nor would it be consistent with the Riverdale – Tanglewood Community Plan designation of *Medium Density Residential*. Staff also feels that placing a commercial use on a residential street would not be consistent with the surrounding neighborhood and could cause an adverse impact.

STAFF RECOMMENDATION:

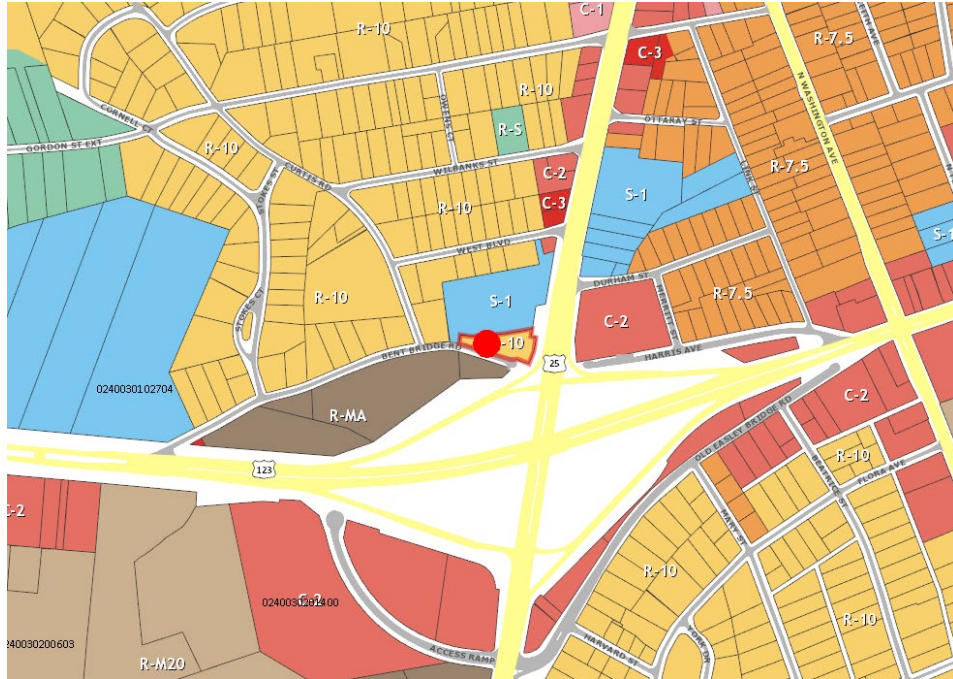
Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Riverdale – Tanglewood Community Plan, Future Land Use Map