

Zoning Docket from March 20, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2017-21	Matt Marflake for Greenville White Horse FDS 715966, LLC for M & T Enterprises, Inc. 1145 White Horse Road WG05000100700 S-1, Services to C-1, Commercial	25	Approval	Approval 3/22/17	Approval 4/3/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 20, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to develop this site for retail commercial purposes • Retail store would be located on half of the property • Hours of operation would be between 8am and 9pm • Proposing an 8,000sqft building • All deliveries would be during business hours <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p><u>Petition/Letter For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>The subject parcel zoned S-1, Services is 2.47 acres of property located on White Horse Road approximately 0.84 miles south of the I-85 Interchange and White Horse Road. The parcel has approximately 375 feet of frontage along White Horse Road and 300 feet of frontage along Dixie Circle.</p> <p>The applicant is requesting to rezone the property to C-1, Commercial. The subject site is currently used as a parking lot for tractor trailers. The subject site is surrounded by S-1, Service zoning. The subject site located along a Regional Corridor designated by, the Greenville County Comprehensive Plan.</p> <p>The applicant states the proposed land use is for General Retail.</p> <p>The subject site is located along a major arterial road and is currently used as a parking lot for tractor trailers. It is surrounded by car sales lot, a construction equipment repair facility, a Sherwin Williams and Gantt Fire and Sewer Department Headquarters. Staff consulted with Greenville Area Development Corporation concerning this parcel. It was their opinion this rezoning would be a positive redevelopment for the area and could help spur growth. Staff is of the opinion rezoning this parcel to C-1, Commercial would be consistent with the existing land uses in the area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial.</p>					