

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		
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> 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> None</p> <p>List of meetings with staff: None</p>					<p><u>Petition/Letter For:</u> None</p> <p><u>Against:</u> 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>					

Planning Report

DOCKET NUMBER: CZ-2017-21

APPLICANT: Matt Marflake for Greenville White Horse FDS 715966, LLC for M & T Enterprises, Inc.

PROPERTY LOCATION: 1145 White Horse Road

PIN/TMS#(s): WG05000100700

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-1, Commercial

ACREAGE: 2.47

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1971, as part of Area 2.

EXISTING LAND USE: parking lot

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	car sales lot and warehouse
East	S-1	warehouse
South	S-1	Construction equipment repair facility
West	S-1	Gantt Fire and Sewer Department

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan designated as a *Regional Corridor*.

ROADS: White Horse Road: four-lane State-maintained major arterial
Dixie Circle: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	750' E	18,900	17,300 -8.5%	18,800 8.7%

SUMMARY:

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.

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-

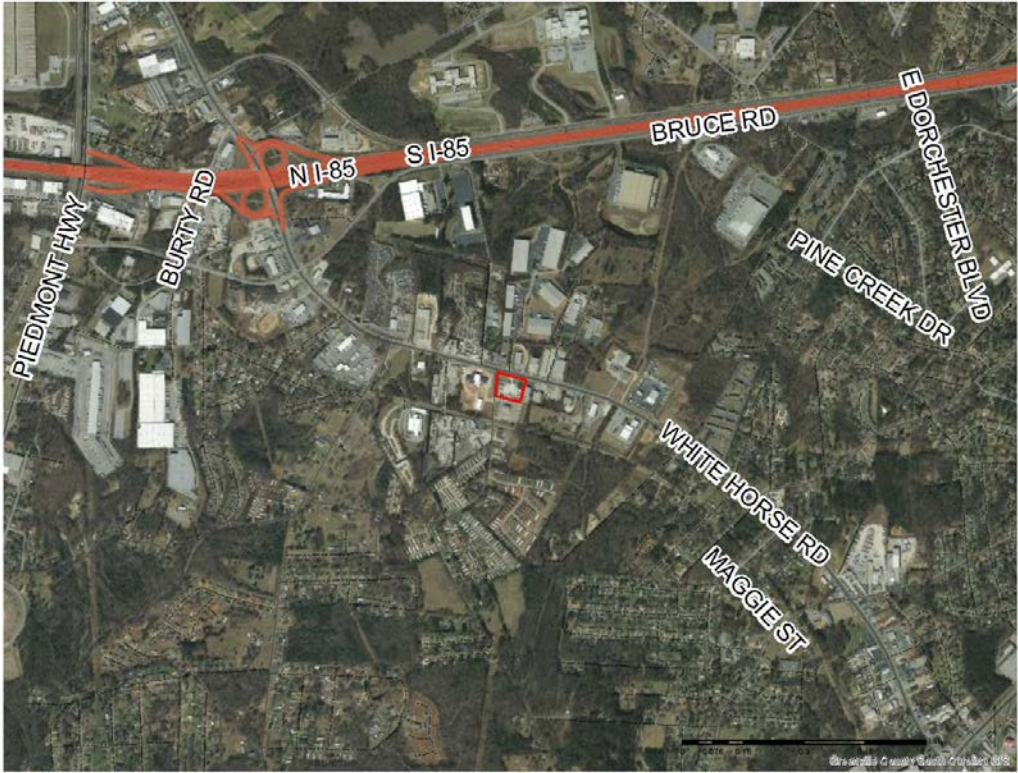
1, Service zoning. The subject site located along a Regional Corridor designated by, the Greenville County Comprehensive Plan.

The applicant states the proposed land use is for General Retail.

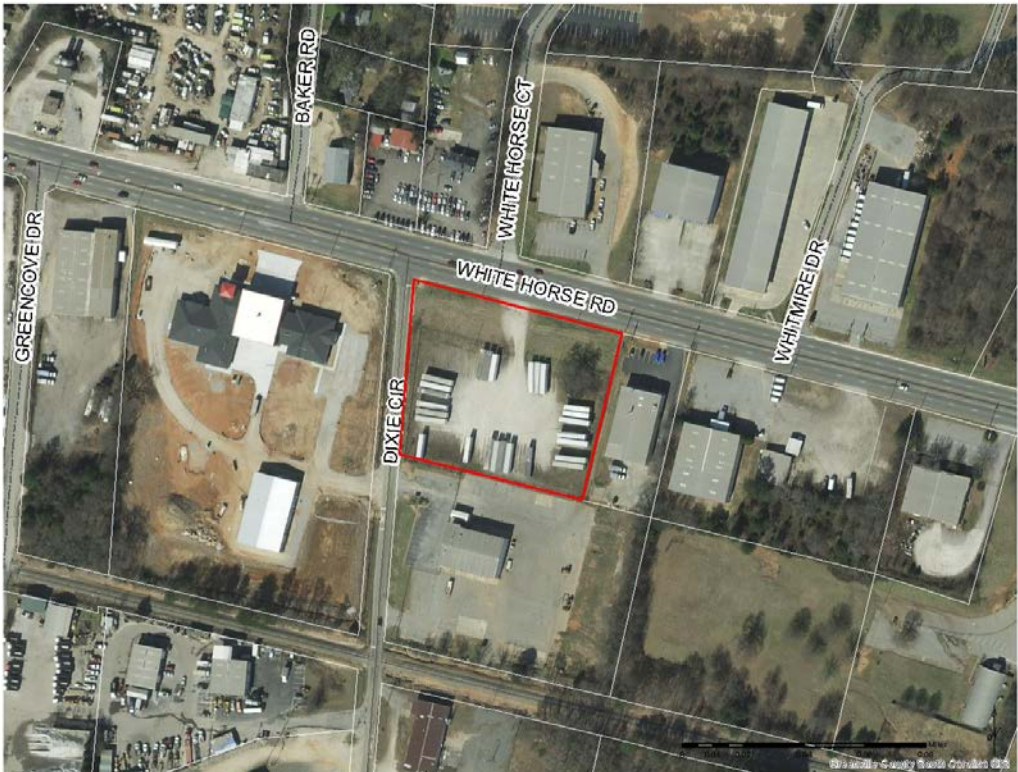
CONCLUSION:

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.

Based on these reasons staff recommends approval of the requested rezoning to C-1, Commercial. The Planning Commission recommends approval.

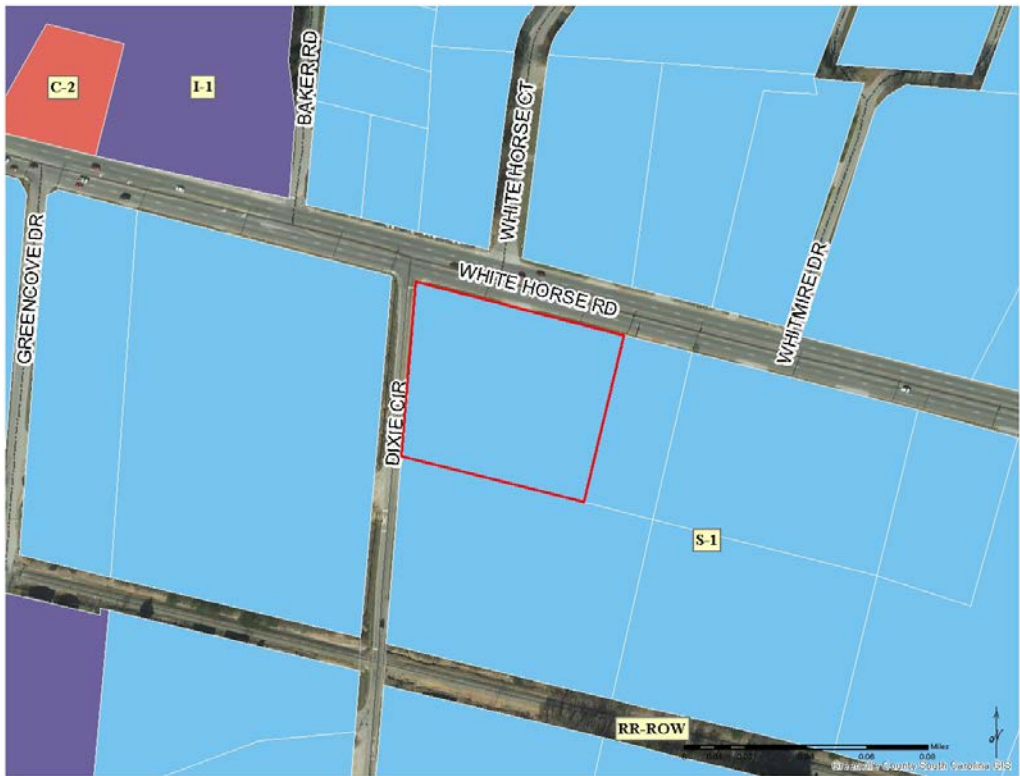


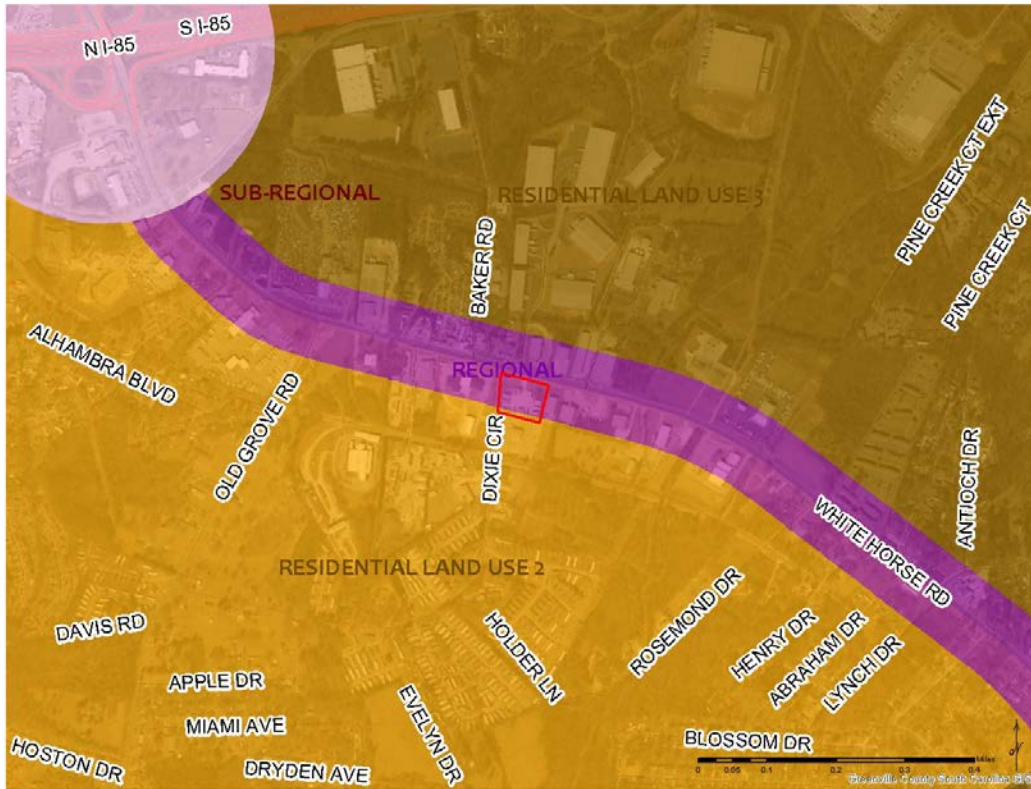
Aerial Photography, 2016





Zoning Map





Future Land Use Map