

**Zoning Docket from March 19, 2018 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-20	Graham Thomas Mullikin for F & F Realty Investments, LLC 327 White Horse Road 0383000100900 (portion) I-1, Industrial To C-3, Commercial	25	Approval	Approval 3-28-18		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 19, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• One of the owners of the property</li> <li>• Property needs a face lift</li> <li>• Previous use for building was a thrift store</li> <li>• Neighborhood grocery store wants to expand to this site</li> <li>• Building behind it is separate</li> <li>• Need for a grocery store in this area</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> Applicant: 1/22/18</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned I-1, Industrial, is 0.44 acres of property located on White Horse Road approximately 0.2 miles north of the intersection of White Horse Road and Augusta Road. The parcel has approximately 130 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for a grocery store/retail.</p> <p>The subject site is located along White Horse Road in a highly commercialized area, with C-2, Commercial zoning to the east. The applicant is proposing to rezone the property to C-3, Commercial to allow for a grocery store and retail. This portion of the parcel is currently zoned I-1, Industrial, with the surrounding land uses being a warehouse, body shop, retail, an office and a mobile home park. Staff is of the opinion rezoning this parcel to C-3, Commercial would be more consistent with the surrounding land uses and would have minimal impact to the area.</p> <p>Based on these reasons staff recommends approval for the requested rezoning to C-3, Commercial.</p>					

**DOCKET NUMBER:** CZ-2018-20

**APPLICANT:** Graham Thomas Mullikin for F & F Realty Investments, LLC

**PROPERTY LOCATION:** 327 White Horse Road

**PIN/TMS#(s):** 0383000100900 (portion)

**EXISTING ZONING:** I-1, Industrial

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 0.44

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned S-1, Service in May 1971, as part of Area 2. There was a successful partial I-1, Industrial rezoning request in 1989, CZ-1989-137.

**EXISTING LAND USE:** vacant warehouse

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	retail
East	C-2	office and body shop
South	I-1	mobile home park
West	I-1	warehouse

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Gantt Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan, and is designated as *Service/Industrial*.

**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	I-1	0 units/acre	0.44	0 units
Requested	C-3	16 units/acre		7 units

A successful rezoning may add up to 7 dwelling units.

**ROADS:** White Horse Road; five-lane State-maintained major arterial

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2007	2013	2015
White Horse Road	6,000' NW	18,900	17,300 -8.5%	18,800 8.7%

**SUMMARY:** The subject parcel zoned I-1, Industrial, is 0.44 acres of property located on White Horse Road approximately 0.2 miles north of the intersection of White Horse Road and

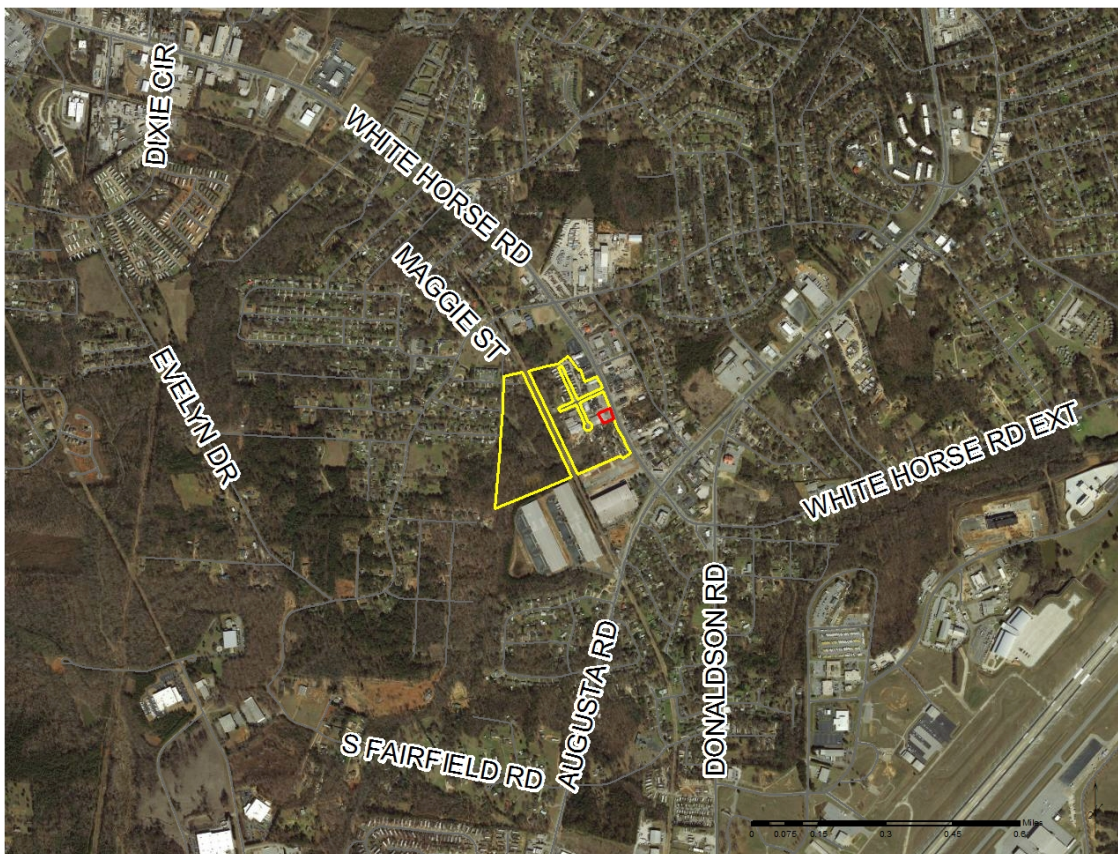
Augusta Road. The parcel has approximately 130 feet of frontage along White Horse Road. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for a grocery store/retail.

**CONCLUSION:**

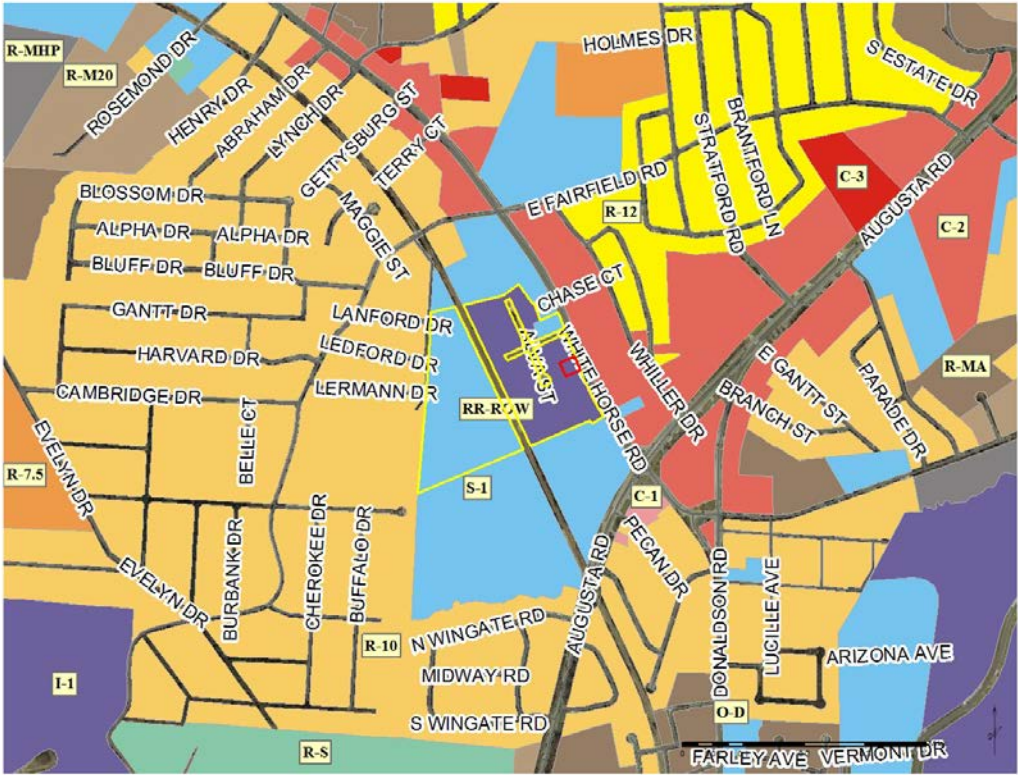
The subject site is located along White Horse Road in a highly commercialized area, with C-2, Commercial zoning to the east. The applicant is proposing to rezone the property to C-3, Commercial to allow for a grocery store and retail. This portion of the parcel is currently zoned I-1, Industrial, with the surrounding land uses being a warehouse, body shop, retail, an office and a mobile home park. Staff is of the opinion rezoning this parcel to C-3, Commercial would be more consistent with the surrounding land uses and would have minimal impact to the area.

Based on these reasons staff recommends approval for the requested rezoning to C-3, Commercial.



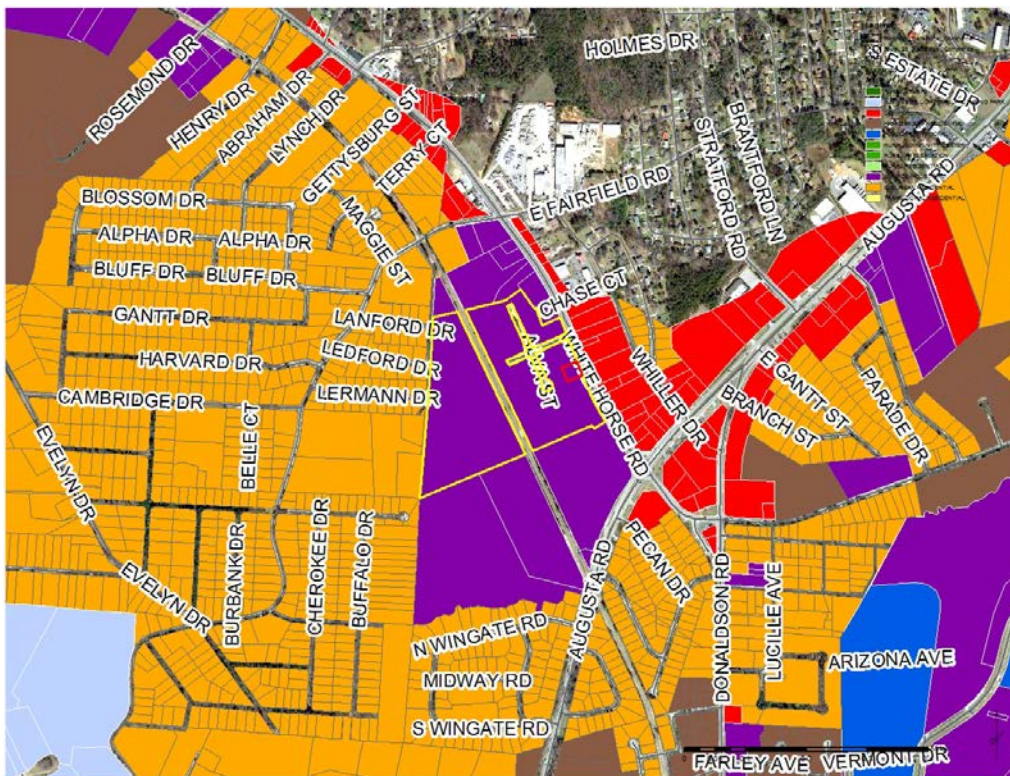
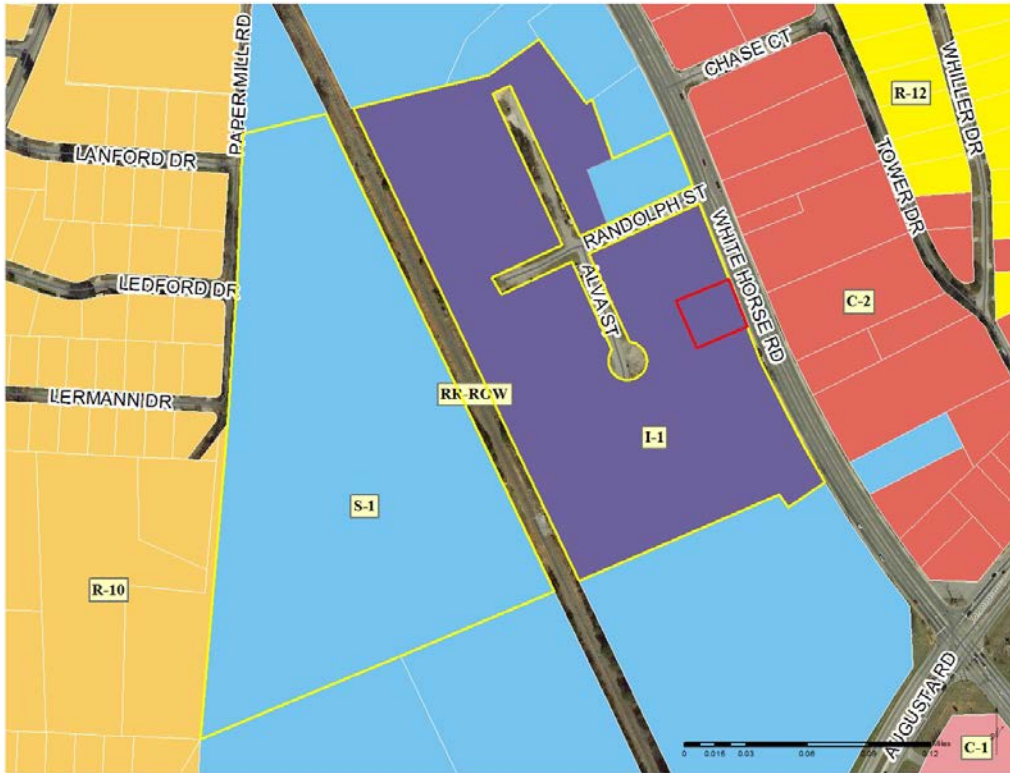
Aerial Photography, 2017





Zoning Map





Future Land Use Map