

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2018-21	Graham Thomas Mullikin for F & F Realty Investments, LLC 345 White Horse Road 0383000100900 (portion) I-1, Industrial to S-1, Services	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>• Property needs to be upgraded</li> <li>• Strip center/flex building desired for this portion</li> <li>• Will likely have to construct a new building</li> <li>• Parking lot needs work</li> <li>• Cleaned up the property some</li> <li>• Want to bring in desirable tenants to the 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 0.95 acres of property located on White Horse Road approximately 0.25 miles north of the intersection of White Horse Road and Augusta Road. The parcel has approximately 185 feet of frontage along White Horse Road and 220 feet of frontage along Randolph Street. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant did not state the proposed land use.</p> <p>The subject site was originally zoned S-1, Services in 1971. In 1989, a portion of this property was zoned to I-1, Industrial. The applicant is requesting to rezone a portion of the I-1, Industrial zoning back to S-1, Services. This area of White Horse Road consists mainly of service and commercial zoning. Staff believes rezoning this parcel to S-1, Services would be appropriate based on the surrounding zoning and land uses. The requested rezoning is also consistent with the South Greenville Area Plan.</p> <p>Based on these reasons staff recommends approval for the requested rezoning to S-1, Services.</p>					

**DOCKET NUMBER:** CZ-2018-21

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

**PROPERTY LOCATION:** 345 White Horse Road

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

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

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 0.95

**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:** retail

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	church
East	C-2	automobile sales, body shop and office
South	I-1	vacant warehouse
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*.

**ROADS:** White Horse Road: five-lane State-maintained major arterial  
Randolph Street; two-lane County-maintained local

**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:**

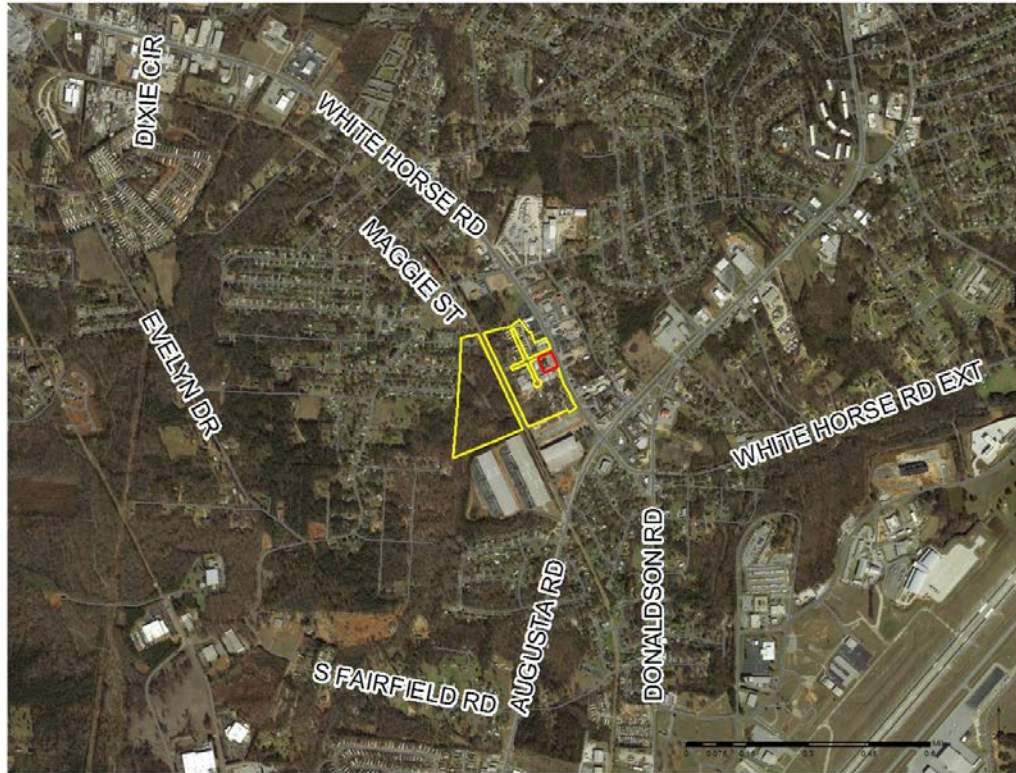
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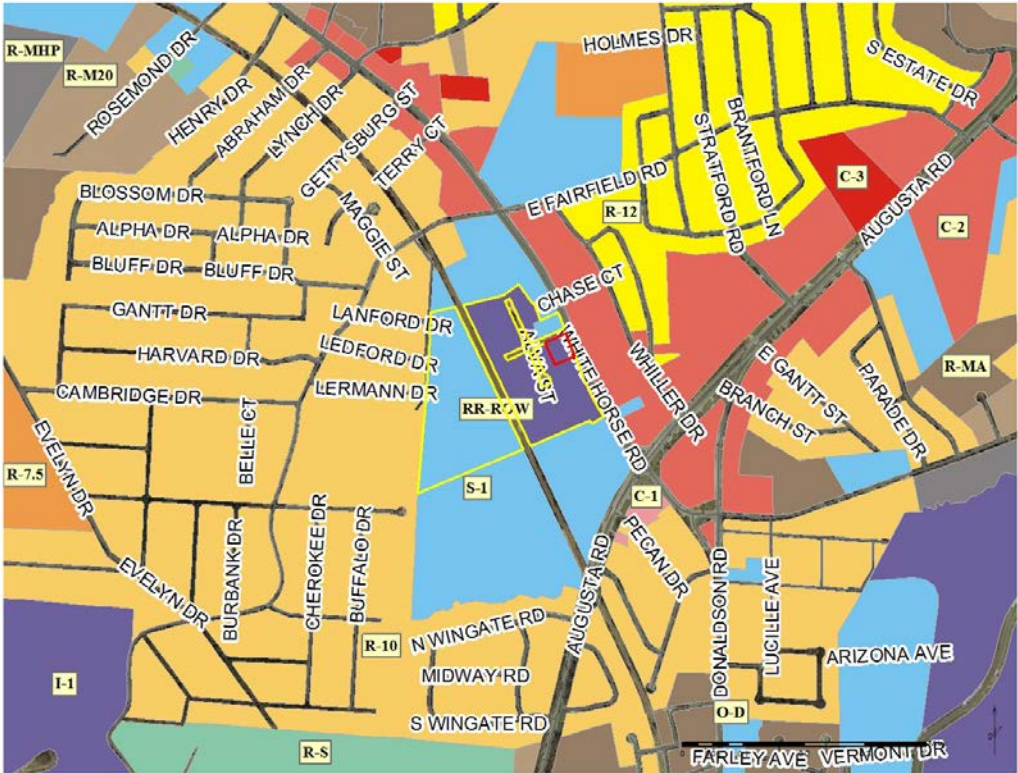
**CONCLUSION:**

The subject site was originally zoned S-1, Services in 1971. In 1989, a portion of this property was zoned to I-1, Industrial. The applicant is requesting to rezone a portion of the I-1, Industrial zoning back to S-1, Services. This area of White Horse Road consists mainly of service and commercial zoning. Staff believes rezoning this parcel to S-1, Services would be appropriate based on the surrounding zoning and land uses. The requested rezoning is also consistent with the South Greenville Area Plan.

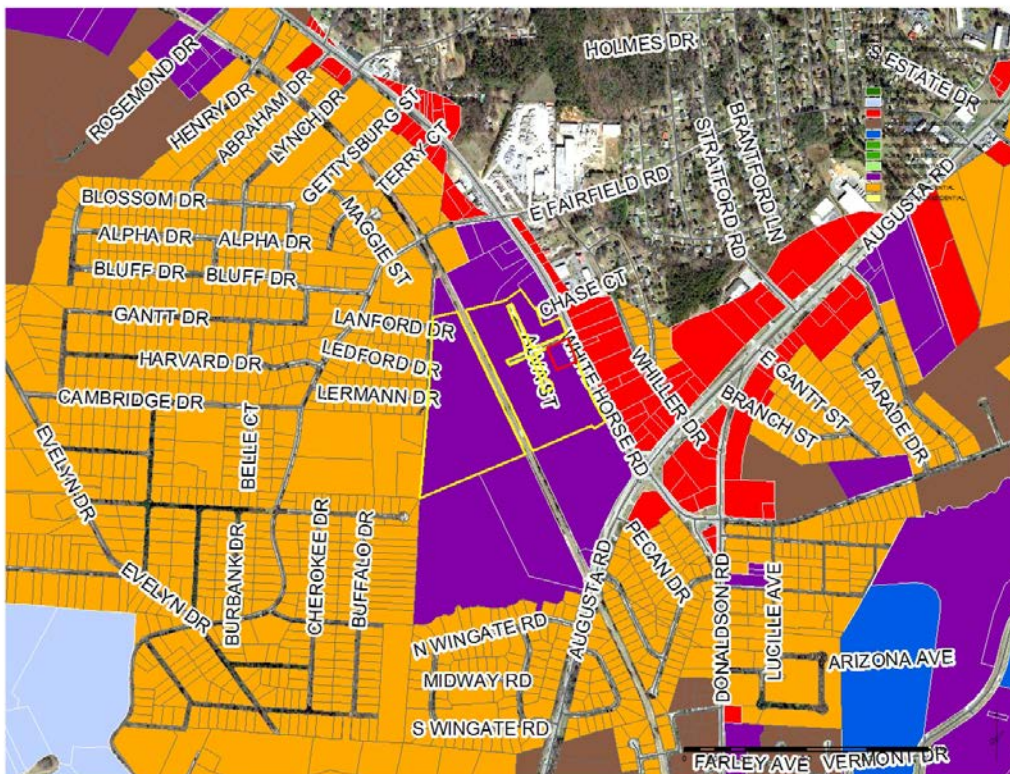
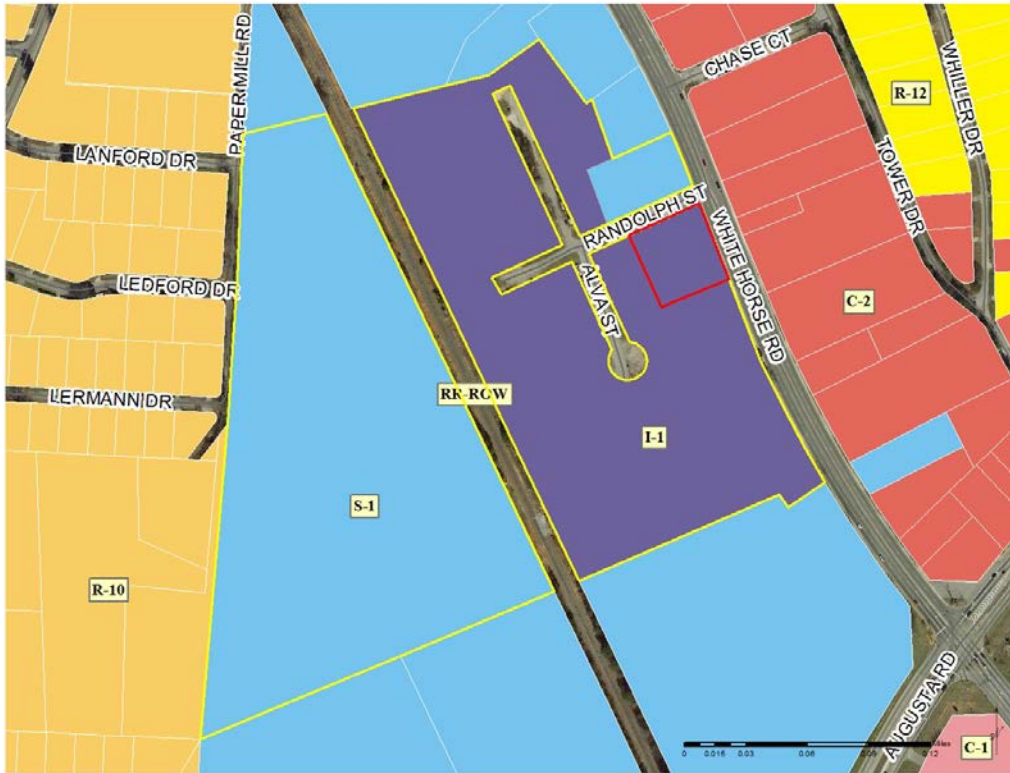
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Aerial Photography, 2017



Zoning Map



Future Land Use Map