

Zoning Docket from January 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-07	Chung Yol Choe 2919 White Horse Road 0252000100102 S-1, Services to C-3, Commercial	25	Approval	Approval 1/23/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 14, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> • Wants to expand existing business • Auto service facility • Cannot expand with the S-1 setbacks <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The existing S-1 zone is meant to provide a transition between commercial and industrial districts, per the Greenville County Zoning Ordinance. The requested C-3 use is to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile, per the Greenville County Zoning Ordinance. The most recent area plan identifies this area to remain as <i>Service/Industrial</i>.</p> <p>SUMMARY: The subject parcel zoned S-1, Services, is 0.9 acres of property located on White Horse Road approximately 0.5 miles southeast of the intersection of Anderson Road and White Horse Road. The parcel has approximately 190 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 retail for an existing business.</p> <p>CONCLUSION: The subject site is located along White Horse Road, an area that is made up of both commercial and service type zoning and land uses. The subject site is currently a legal non-conforming use, retail, which is not permitted in the S-1, Service district. Staff is of the opinion rezoning this parcel to C-3, Commercial would be consistent with the surrounding land uses and zoning.</p> <p>Based on these reason staff recommends approval of the requested rezoning to C-3, Commercial.</p>					

DOCKET NUMBER: CZ-2019-07

APPLICANT: Chung Yol Choe

PROPERTY LOCATION: 2919 White Horse Road

PIN/TMS#(s): 0252000100102

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-3, Commercial

ACREAGE: 0.9

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned S-1, Services in June 1973, as part of Area 4A.

EXISTING LAND USE: automobile service facility

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	warehouse
East	S-1	warehouse
South	R-M20	single-family residential
West	S-1	restaurant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker 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	S-1	0 units/acre	0.9	0 units
Requested	C-3	16 units/acre		14 units

A successful rezoning may add up to 14 dwelling units.

ROADS: White Horse Road: seven-lane State-maintained major arterial.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
White Horse Road	2,924' S	32,500	32,100 -1.2%	36,500 +13.7%

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SUMMARY:

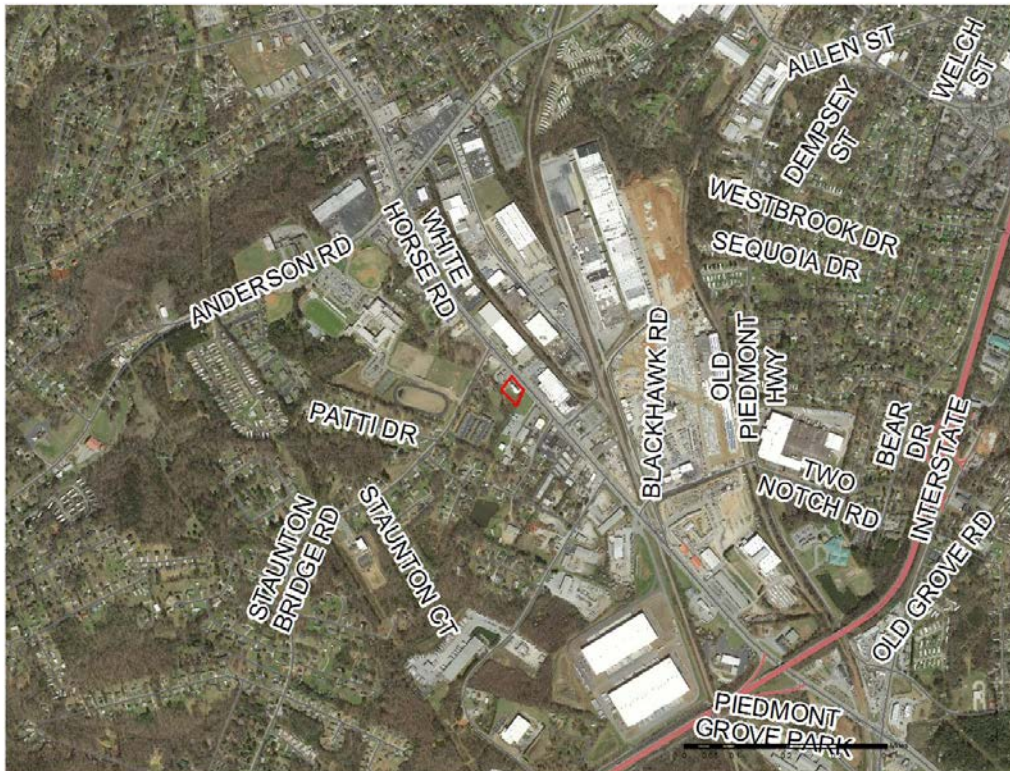
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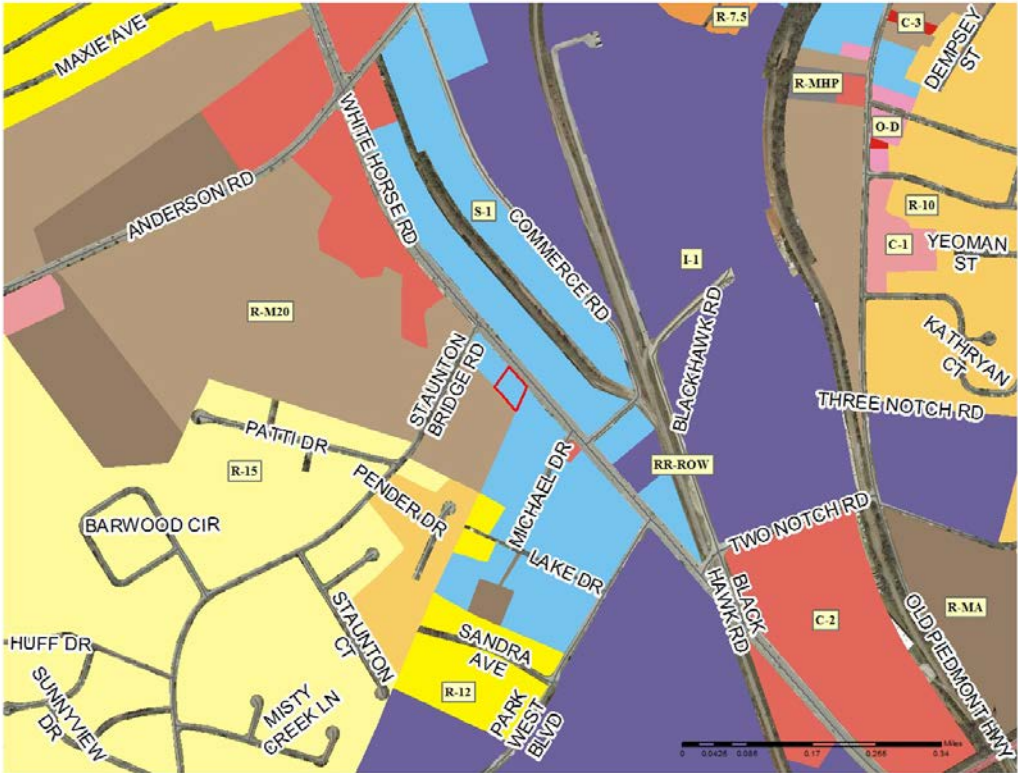
CONCLUSION:

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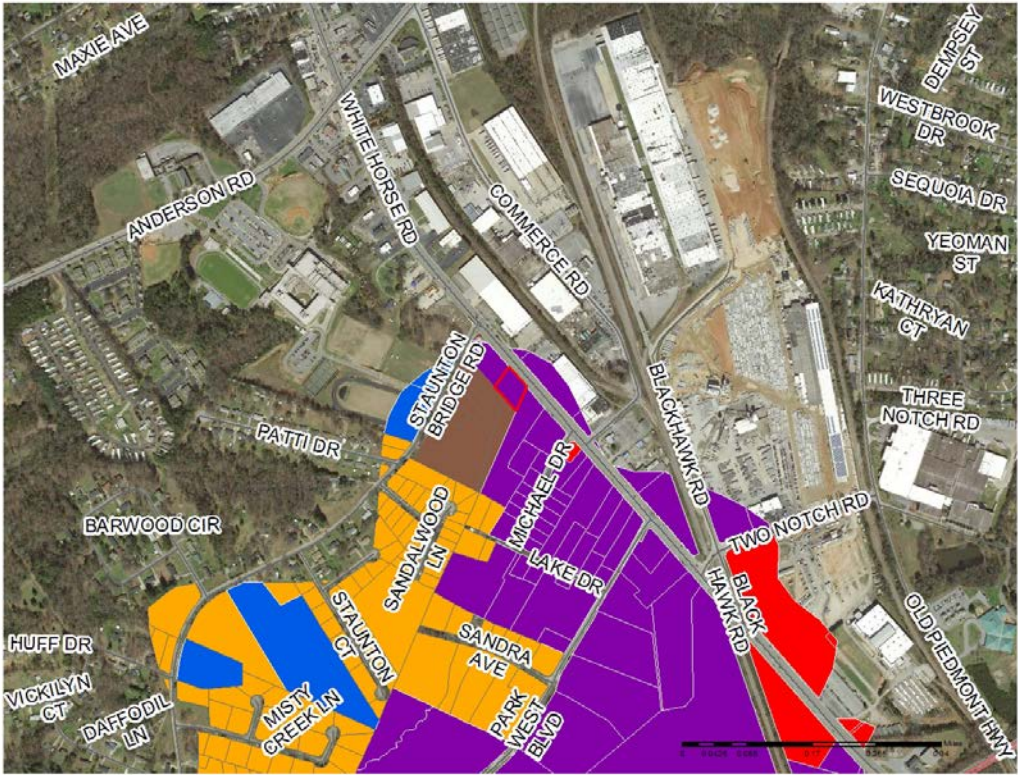
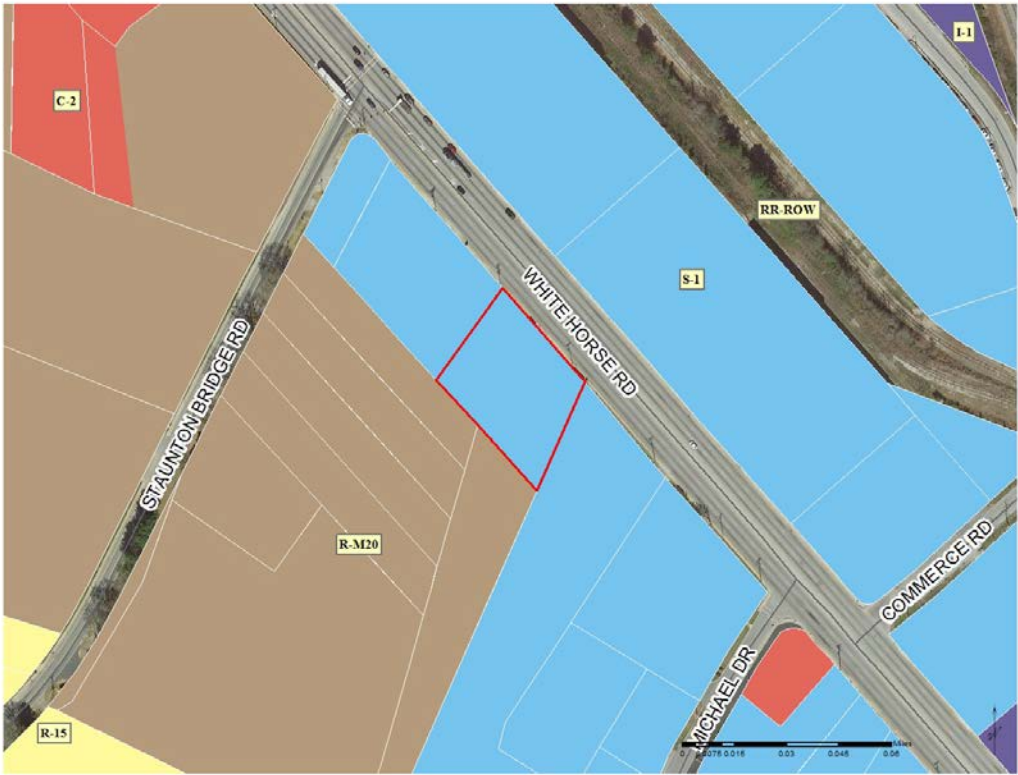
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Aerial Photography, 2018



Zoning Map



South Greenville Area Plan, Future Land Use Map