

Zoning Docket from February 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-17	Francis Marion Summey for Allsum LLC 334 White Horse Road 0376000301000 C-2, Commercial to S-1, Services	25	Denial	Denial 02/27/19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 18, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Property is for sale • Non-conforming to current zoning • Would like to be able to use the warehouse <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Bad experience with past rezonings and the companies that came in • Concerned with allowed uses in S-1 <p>2) Resident</p> <ul style="list-style-type: none"> • Live near site • Noise and trash an issue • Opposed to rezoning <p>3) Resident</p> <ul style="list-style-type: none"> • Opposed zoning change • Concerned about allowable uses in S-1 • Dog kennel with outside runs could be placed here <p>4) Resident</p> <ul style="list-style-type: none"> • Keep the property commercial • Do not change zoning <p>List of meetings with staff: None</p>					<p>Petition/Letter For: 1 Present</p> <p>Against: 10 Present</p>
Staff Report	<p>ANALYSIS:</p> <p>The property is designated as Commercial in the South Greenville Area Plan. There is no transit in the area but when the routes change per the Comprehensive Operations Analysis (COA), Route 10 will go along this property at White Horse Road.</p> <p>SUMMARY:</p> <p>The subject parcel zoned C-2, Commercial, is 2.14 acres of property located on White Horse Road approximately 0.13 miles northwest of the intersection of White Horse Road and Augusta Road. The parcel has approximately 200 feet of frontage along White Horse Road and approximately 200 feet of frontage along Whiller Drive. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for a construction office and industrial service.</p> <p>CONCLUSION:</p> <p>The subject site abuts mainly commercial zoning with some single-family residential and service zoning. The surrounding land uses consist of auto sales, service garage, single-family residential, vacant land, a mobile home park and offices. Staff is of the opinion the current zoning of C-2, Commercial is appropriate for this area based on the surrounding land uses and zoning. The</p>					

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	<p>requested rezoning to S-1, Services is also not consistent with the South Greenville Area Plan recommending Commercial as the appropriate land use.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>
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DOCKET NUMBER: CZ-2019-17

APPLICANT: Francis Marion Summey for Allsum LLC

PROPERTY LOCATION: 334 White Horse Road

PIN/TMS#(s): 0376000301000

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 2.14

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned C-2, Commercial, in May 1971, as part of Area 2.

EXISTING LAND USE: office with storage

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	service garage and vacant land
East	R-12, C-2	single-family residential and offices
South	S-1, C-2	auto sales and single-family residential
West	C-3, S-1 & I-1	retail, service and mobile home park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

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

ROADS: White Horse Road: five-lane State-maintained major arterial
Whiller Drive: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
White Horse Road Extension	835' SE	7,800	7,400 -5.1%	8,400 13.5%

ANALYSIS: The property is designated as Commercial in the South Greenville Area Plan. There is no transit in the area but when the routes change per the Comprehensive Operations Analysis (COA), Route 10 will go along this property at White Horse Road.

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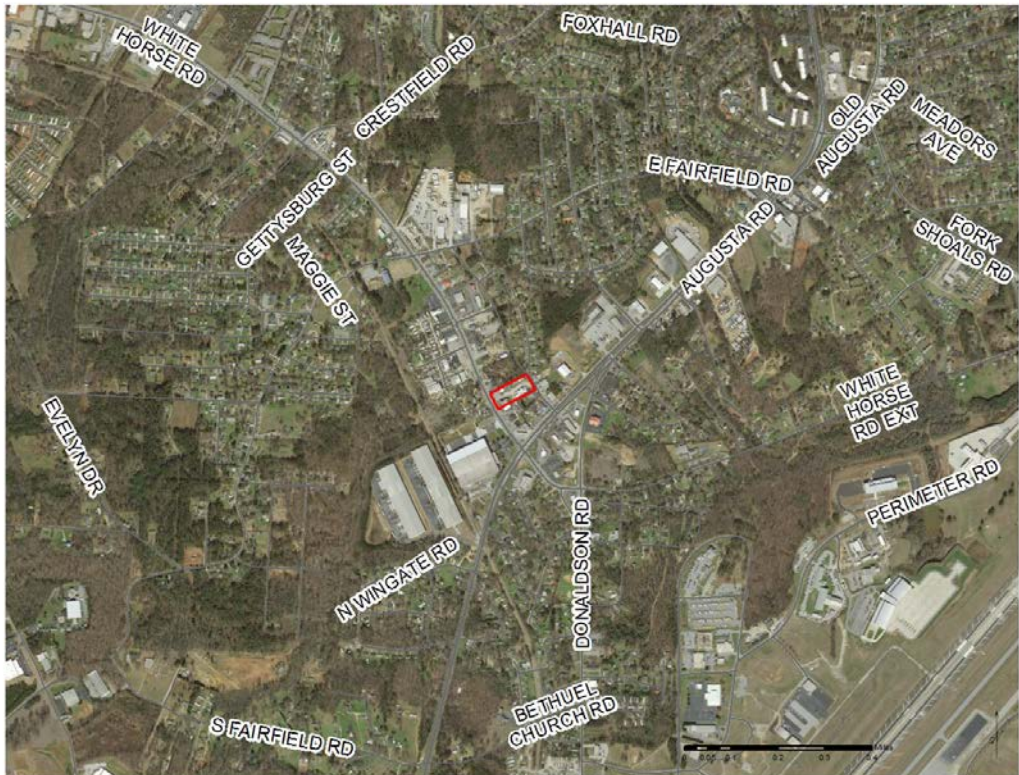
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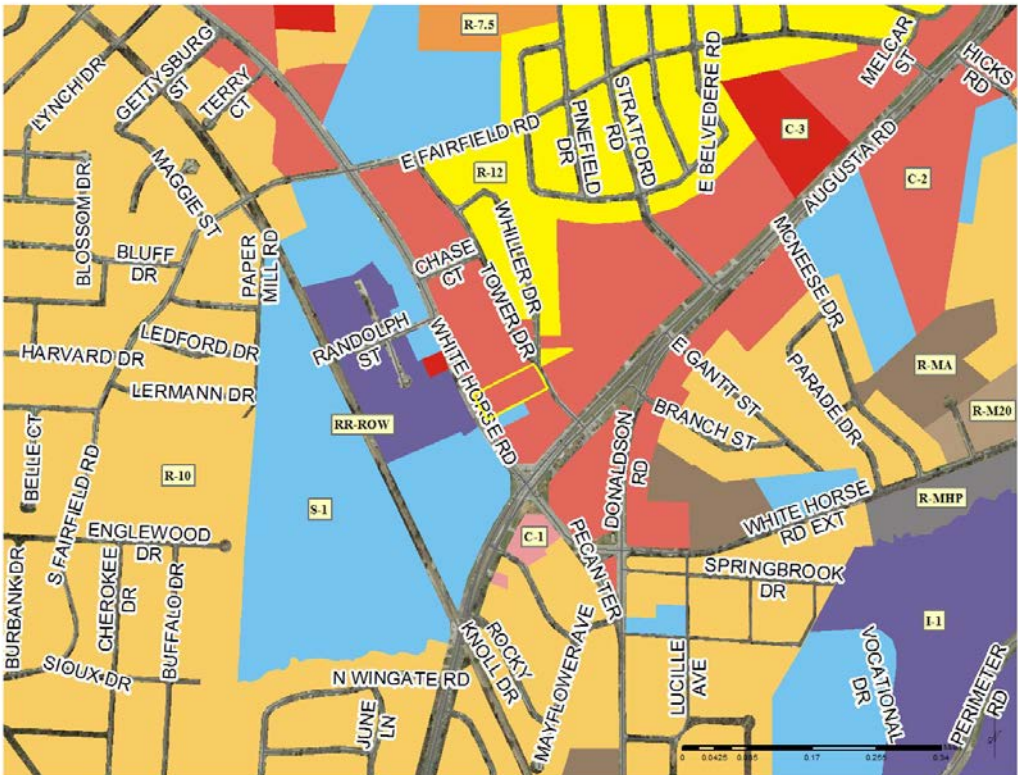
CONCLUSION:

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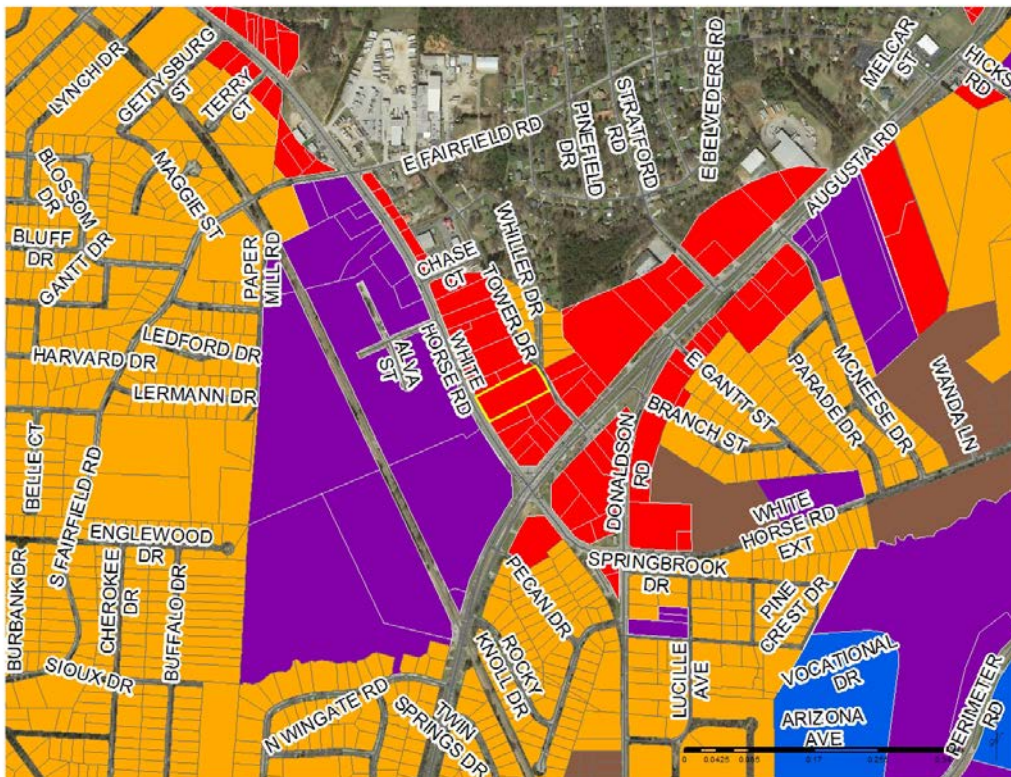
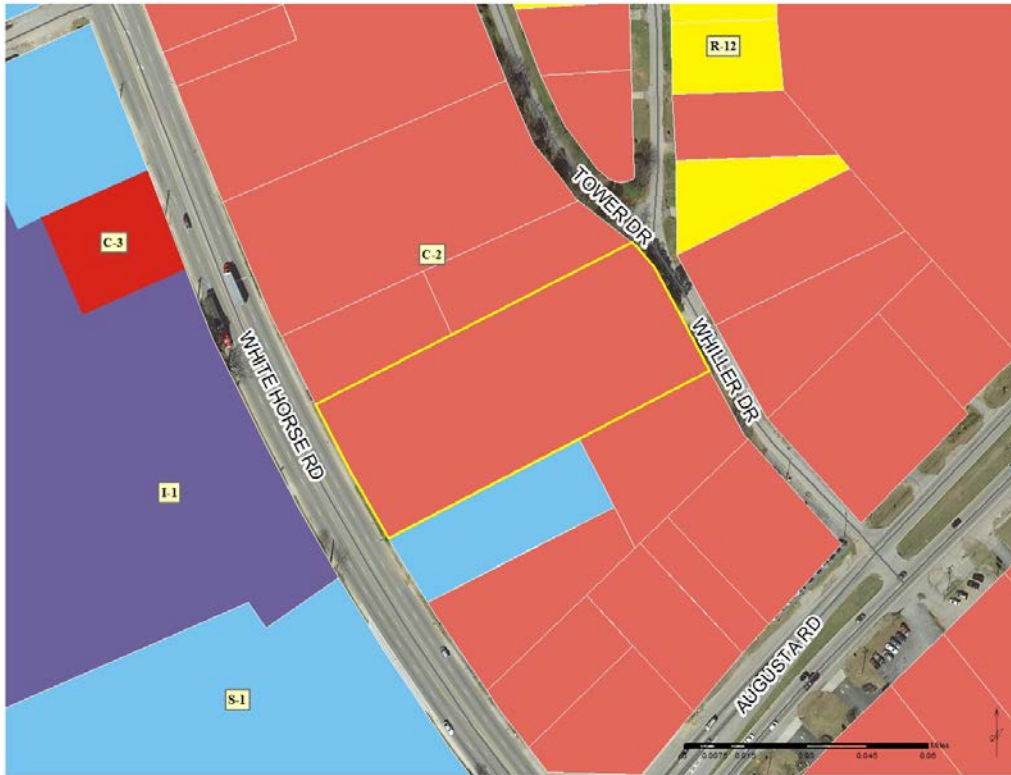
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.



Aerial Photography, 2018



Zoning Map



Future Land Use Map, South Greenville Area Plan