

Zoning Docket from August 19, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-53	Kwi Y. Hwang for Boom Boom Property, LLC White Horse Road and S. Old Piedmont Highway WG11000200206 I-1, Industrial to C-3, Commercial	25	Denial	Denial 8-28-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</p> <p><u>Speakers For:</u> None</p> <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 subject property is part of the <u>South Greenville Area Plan</u>, designated as <i>Service/Industrial</i>. The <i>Service/Industrial</i> designation allows for heavier commercial uses which may require storage in warehouses, wholesale and warehousing, light industrial uses, as well as manufacturing and assembly plants. These types of uses are usually associated with the S-1, Services, and I-1, Industrial zoning districts. The subject property is also along a bus route, Route 504. Additionally, while there are no sidewalks along S. Old Piedmont Highway, there are sidewalks present along White Horse Road.</p> <p>SUMMARY: The subject parcel zoned I-1, Industrial is 3.2 acres of property located on White Horse Road and S. Old Piedmont Highway approximately 0.03 miles west of the intersection of White Horse Road and Piedmont Highway. The parcel has approximately 240 feet of frontage along White Horse Road and approximately 865 feet of frontage along S. Old Piedmont Highway. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for Boom Boom Beauty Supply retail.</p> <p>CONCLUSION: The subject site is situated between two major roads and a railroad. The subject site abuts Service and Industrial zoning along the southern portion of White Horse Road. Staff is of the opinion the current zoning is appropriate based on the surrounding land uses such as warehousing, service garage and storage. The existing zoning is also consistent with the <u>South Greenville Area Plan</u> recommending Service and Industrial uses for this area.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to C-3, Commercial.</p>					

DOCKET NUMBER: CZ-2019-53

APPLICANT: Kwi Y. Hwang for Boom Boom Property, LLC

PROPERTY LOCATION: White Horse Road and S. Old Piedmont Highway

PIN/TMS#(s): WG11000200206

EXISTING ZONING: I-1, Industrial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 3.2

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned I-1, Industrial in May 1971, as part of Area 2. There are no previous rezoning cases for this parcel.

EXISTING LAND USE: vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	automobile sales and restaurant
East	C-2 and C-3	restaurant, service garage, mini warehouse, convenience store and gas station
South	S-1	warehouse
West	S-1 and I-1	warehouse and vacant land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Gantt Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated partially 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
<i>Current</i>	I-1	<i>0 units/acre</i>	3.2	<i>0 units</i>
<i>Requested</i>	C-3	16 units/acre		51 units

A successful rezoning may add up to 51 dwelling units.

ROADS: White Horse Road: seven-lane State-maintained arterial
 S. Old Piedmont Highway: three-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
White Horse Road	1,800' NW	32,500	32,100 -1.2%	37,900 +18.1%

ANALYSIS:

The subject property is part of the South Greenville Area Plan, designated as *Service/Industrial*. The *Service/Industrial* designation allows for heavier commercial uses which may require storage in warehouses, wholesale and warehousing, light industrial uses, as well as manufacturing and assembly plants. These types of uses are usually associated with the S-1, Services, and I-1, Industrial zoning districts. The subject property is also along a bus route, Route 504. Additionally, while there are no sidewalks along S. Old Piedmont Highway, there are sidewalks present along White Horse Road.

SUMMARY:

The subject parcel zoned I-1, Industrial is 3.2 acres of property located on White Horse Road and S. Old Piedmont Highway approximately 0.03 miles west of the intersection of White Horse Road and Piedmont Highway. The parcel has approximately 240 feet of frontage along White Horse Road and approximately 865 feet of frontage along S. Old Piedmont Highway. The applicant is requesting to rezone the property to C-3, Commercial.

The applicant states the proposed land use is for Boom Boom Beauty Supply retail.

CONCLUSION:

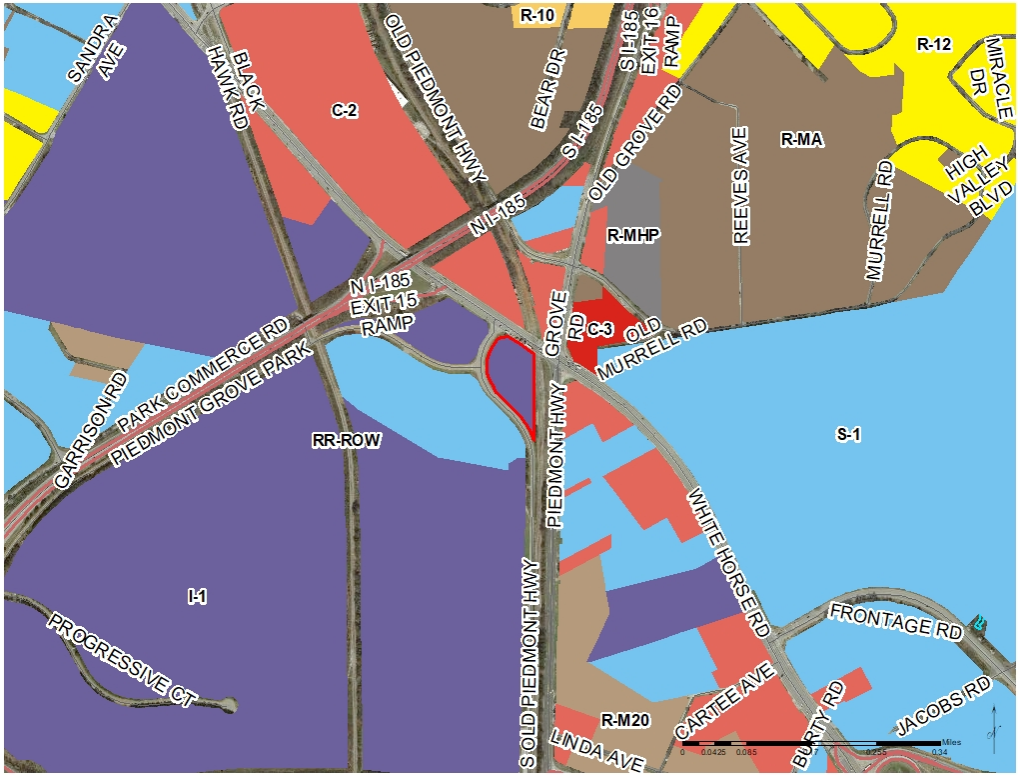
The subject site is situated between two major roads and a railroad. The subject site abuts Service and Industrial zoning along the southern portion of White Horse Road. Staff is of the opinion the current zoning is appropriate based on the surrounding land uses such as warehousing, service garage and storage. The existing zoning is also consistent with the South Greenville Area Plan recommending Service and Industrial uses for this area.

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

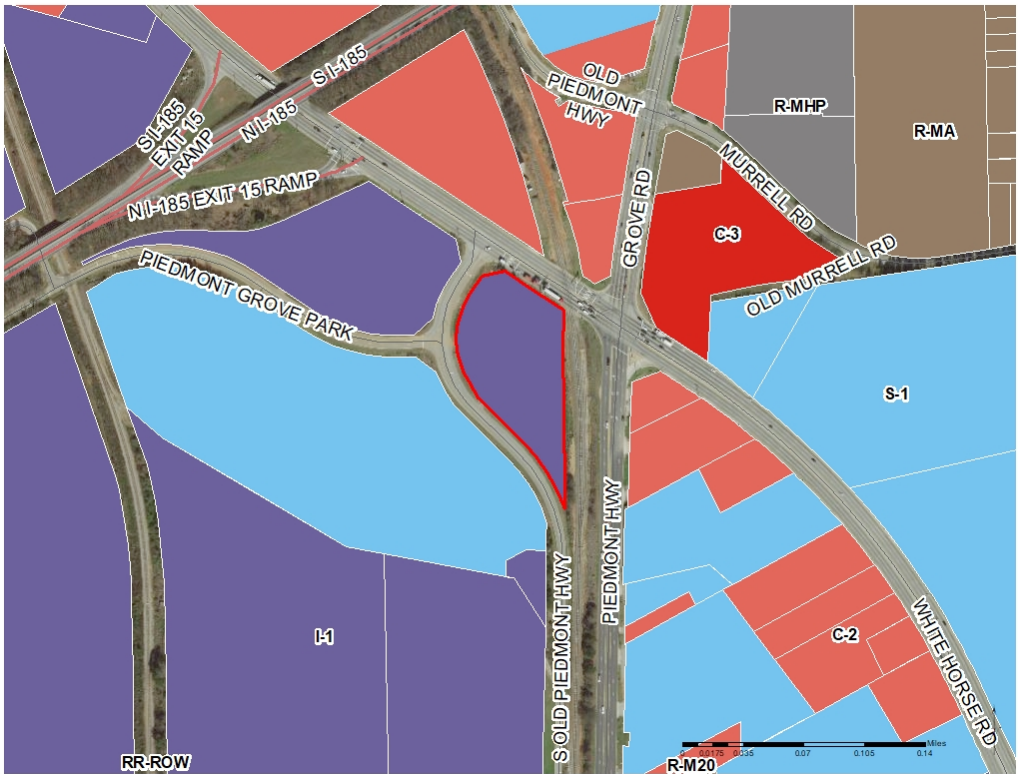


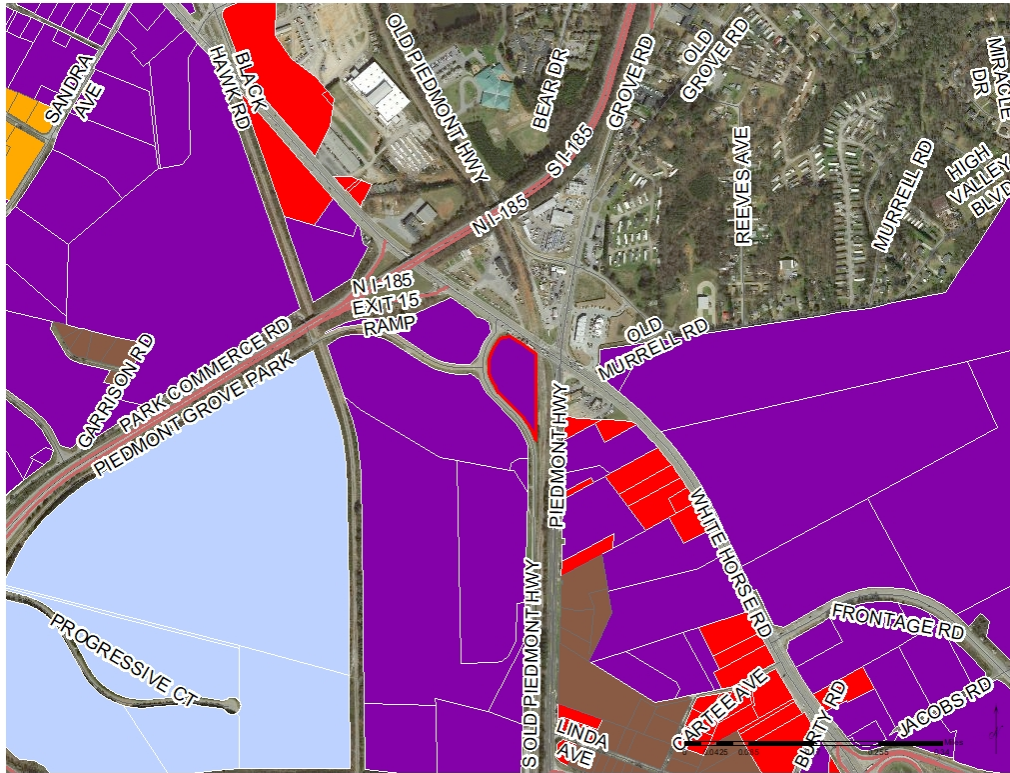
Aerial Photography, 2019














Zoning Map





South Greenville Area Plan, Future Land Use Map

Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)