

Zoning Docket from May 16, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-044	Krishna Vallabhaneni for Green Town Investments, LLC White Horse Rd., Greenville, SC 29605 WG05000100700 C-1, Commercial District to C-2, Commercial District	25	Approval	Denial 5-25-22		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on May 16, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to offer more commercial units permitted in the C-2, Commercial District <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Industrial</i>. The subject property is a part of the <u>South Greenville Area Plan</u>, where it is designated as <i>Service/Industrial</i>. • White Horse Road is a Six-lane State-Maintained Arterial road. The parcel has approximately 196 feet of frontage along White Horse Rd. The parcel is approximately 0.81 miles east of the intersection of White Horse Rd. and Interstate 85. The property is not long a bus route. However, Route 507 is approximately 0.70 miles away at the intersection of Crestfield Rd and White Horse Rd. There are also sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Southside High School. • The subject property is zoned C-1, Commercial District and is 1.067 acres of land located on White Horse Rd. The applicant is requesting to rezone the property to C-2, Commercial District. • The applicant states that the proposed land use is for a Commercial Business. <p>CONCLUSION and RECOMMENDATION</p> <p>White Horse Rd. is a six-lane State-maintained arterial road. This corridor is characterized by service and commercial uses that front White Horse Rd. Staff is of the opinion that C-2, Commercial would not be of detriment to this area, given the specific location and size of the site.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial.</p>					
GCPC	<p>At the May 25, 2022 Planning Commission Meeting, a vote to recommend approval failed 4-3, thus resulting in a recommendation of denial by the Commission. There was some concern with the proposed rezoning of C-2, Commercial District does not align with the Comprehensive Plan or the Area Plan, which both call for this area to be used for more service and industrial type uses.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2022-044

APPLICANT: Krishna Vallabhaneni for Green Town Investments, LLC

PROPERTY LOCATION: White Horse Rd., Greenville, SC 29605

PIN/TMS#(s): WG05000100700

EXISTING ZONING: C-1, Commercial District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Commercial Business

ACREAGE: 1.067

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned S-1, Services in May 1971, as part of Area 2. There has been one successful rezoning request for this property, CZ-2017-21, from S-1, Services to C-1, Commercial. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Service Businesses
East	S-1	Painting Business
South	C-1	Vacant Land
West	C-1	Retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – No sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is a part of the South Greenville Area Plan, where it is designated as *Service/Industrial*. **Please refer to the Future Land Use Map at the end of the document.**

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	1.067	12 units
Requested	C-2	16 units/acre		17 units

A successful rezoning would allow for 5 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

White Horse Road is a Six-lane State-Maintained Arterial road. The parcel has approximately 196 feet of frontage along White Horse Rd. The parcel is approximately 0.81 miles east of the intersection of White Horse Rd. and Interstate 85. The property is not long a bus route. However, Route 507 is approximately 0.70 miles away at the intersection of Crestfield Rd and White Horse Rd. There are also sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
White Horse Rd.	597' E	17,300	18,800 +8.67%	21,000 +11.7%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Southside High School.

CONCLUSION:

White Horse Rd. is a six-lane State-maintained arterial road. This corridor is characterized by service and commercial uses that front White Horse Rd. Staff is of the opinion that C-2, Commercial would not be of detriment to this area, given the specific location and size of the site.

STAFF

RECOMMENDATION:

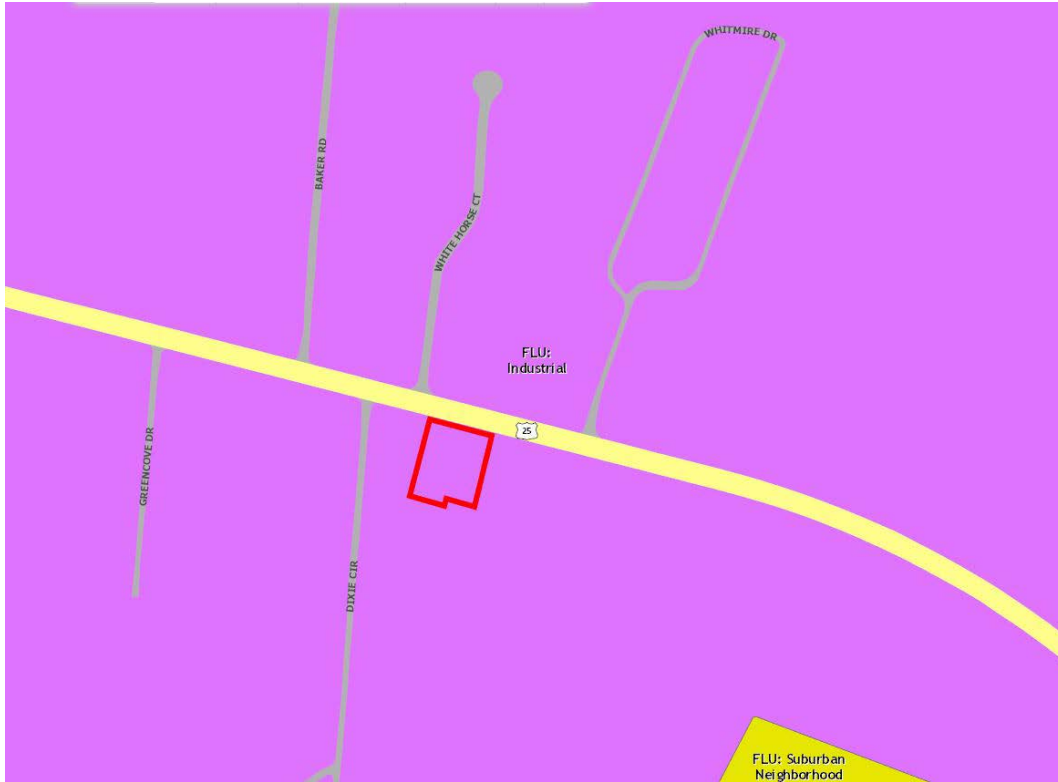
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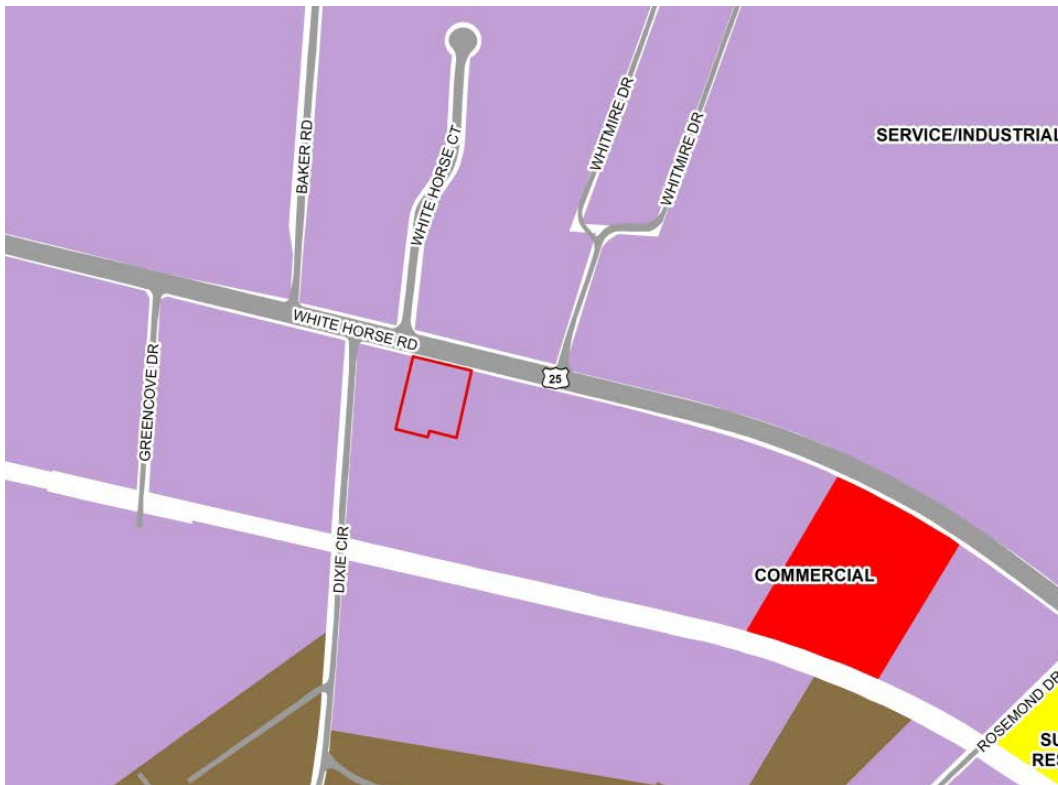
Aerial Photography, 2022



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan