

Zoning Docket from April 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2023-024	Lowell Chandler Cunningham of SVN Blackstream for Athens of Greenville, LLC 6503 White Horse Road Portion of B014000100209 C-1, Commercial District & R-10, Single-Family Residential District to C-2, Commercial District	19	Approval	Approval 4/26/23	Approval As amended 5/1/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 17th, 2023 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to bring about development to this area which is seeing multifamily development in the close proximity • Adjacent to C-2, Commercial District • Working on an easement for access with the adjacent restaurant • There is a school nearby and would like to bring in positive development <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject property consists of approximately .571 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Transitional Corridor and Suburban Edge</i>. The subject property is a part of the <u>Berea Community Plan</u>, where it is designated as <i>Commercial/Office</i>. • White Horse Road is a six – lane State-maintained Arterial road. The parcel has approximately 126 feet of frontage along White Horse Rd. Eastbourne Road is a two to three – lane State – maintained residential road. The parcel has approximately 441 feet of frontage along Eastbourne Road. The parcel is located on the corner of White Horse Road and Eastbourne Road. The property is located along Bus Route 502. There are sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Westcliffe Elementary and Berea High. • The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a Retail Strip Center. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned C-1, Commercial District and R-10, Single-Family Residential District, is located on White Horse Road, a six-lane State-maintained arterial road and Eastbourne Road, a two to three-lane State-maintained residential road. Staff is of the opinion that a successful rezoning to C-2, Commercial District aligns with the <u>Greenville County Comprehensive Plan</u> which designates the</p>					

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	<p>parcel as <i>Transitional Corridor and Suburban Edge</i>. Additionally, a successfully rezoning to C-2, Commercial District aligns with the <u>Berea Community Plan</u> which designates the parcel as <i>Commercial/Office</i>.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to C-2, Commercial District.</p>
P&D	<p>At the May 1, 2023 Planning and Development Committee meeting, the Committee upheld the applicant's request to amend the rezoning request the following:</p> <ul style="list-style-type: none">- Drop the request to rezone a portion of the subject parcel currently zoned C-1, Commercial District to C-2, Commercial District- Amend the request to rezone a portion of the subject parcel currently zoned R-10, Single-Family Residential District from C-2, Commercial District to instead be to rezoned C-1, Commercial District.