

Zoning Docket from June 19, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-038	Nikhil Patel of Ved, Inc. for Ved, Inc. 6520 White Horse Rd. B013020100406 C-1, Commercial District to C-2, Commercial District	19	Approval	Approval 6/28/23	Approval 7/17/23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 19, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to construct an ABC Liquor Store with associated laundromat <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures – 602</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 .325 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i> and <i>Traditional Neighborhood</i>. The subject property is part of the <u>Berea Community Plan</u>, where it is designated as <i>Commercial/Office</i>. • White Horse Road is a six to seven-lane State-maintained arterial road. The parcel has approximately 98 feet of frontage along White Horse Road. The parcel is approximately .04 miles southeast of the intersection of White Horse Road and Lily Street. 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. Berea High, Berea Elementary, and Westcliffe Elementary are located within one mile of the site. • The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a Self-Service Laundromat & ABC (Liquor Sales). <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel zoned C-1, Commercial District is located along White Horse Road, a six to seven-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would not have an adverse impact on the surrounding area. Additionally, a successful rezoning would be consistent with the Berea Community Plan which designates this parcel as Commercial/Office and the Plan Greenville County Comprehensive Plan which primarily designates the parcel as Transitional Corridor.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.</p>					