

**Zoning Docket from June 19, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2023-041</b>	Lowell Chandler Cunningham of SVN Blackstream for Athens of Greenville, LLC 6503 White Horse Rd. Portion of B014000100209 C-2, Commercial District to C-1, Commercial District	19	Approval	Approval 6/28/23	Approval 7/17/23	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 19, 2023 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant <ul style="list-style-type: none"> <li>• Recently received approval on the rezoning of the portion of the parcel from R-10, Single-Family Residential District to C-1, Commercial District</li> <li>• Would like to construct a strip center with multiple tenants</li> <li>• This will bring the entire parcel into the same C-1, Commercial District zone</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately .326 acres.</li> <li>• 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>Suburban Edge</i>. The subject property is part of the <u>Berea Community Plan</u>, where it is designated as <i>Commercial/Office</i>.</li> <li>• White Horse Road is a six to seven-lane State-maintained arterial road. The portion of the parcel has approximately 81 feet of frontage along White Horse Road. Eastbourne Road is a two to three-lane State-maintained residential road. The portion of the parcel has approximately 201 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.</li> <li>• 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.</li> <li>• The applicant is requesting to rezone the property to C-1, Commercial District. The applicant is proposing retail and/or office space.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject portion of a parcel, zoned C-2, Commercial 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-1, Commercial District aligns with the Greenville County Comprehensive Plan which designates the parcel as Transitional Corridor and Suburban Edge. Additionally, a successful rezoning to C-1, Commercial District aligns with the Berea Community Plan which designates the parcel as Commercial/Office.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to C-1, Commercial District.</p>					