

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-007	Demetrius Martin of 250 Logistics for Westdale Capital Investors 3, LP 334 & 336 White Horse Road 0376000301000 C-2, Commercial District to S-1, Services District	25	Approval	Approval 1/25/23		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23rd, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Currently have the property under contract • Proposing the rezoning to be able to increase the usage of the building to provide auto repair <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Third time before Council regarding this parcel in question • Would like to keep the current zoning for better protection to the residential to the rear 2. Citizen <ul style="list-style-type: none"> • Has concerns with traffic and truck activity 3. Citizen <ul style="list-style-type: none"> • Rezoning the property to S-1, Services would be a detriment to the residential properties to the rear • Concerns with the uses that are in the S-1, Services District <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 consists of 2.146 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Corridor</i>. • White Horse Road is a five-lane State-maintained arterial road. The parcel has approximately 195 feet of frontage along White Horse Road. Whiller Drive is a two-lane County-maintained residential road. The parcel has approximately 195 feet of frontage along Whiller Drive. The parcel is approximately 0.09 miles northwest of the intersection of White Horse Road and Augusta Road. The property is along a bus route; Route 507. There are sidewalks along White Horse Road. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located less than one mile from the site. • The applicant is requesting to rezone the property to S-1, Service District. The applicant is proposing automobile repair and service facility. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned C-2, Commercial District is located along White Horse Road, a five-lane State-maintained arterial road. Staff is of the opinion that the requested rezoning to S-1, Services</p>					

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District would be consistent with adjacent uses and the zoning of the parcel to the south. Additionally, a successful rezoning would not create adverse impacts on surrounding properties.

Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-007

APPLICANT: Demetrius Martin of 250 Logistics for Westdale Capital Investors 3, LP

PROPERTY LOCATION: 334 & 336 White Horse Road, Greenville, SC 29605

PIN/TMS#(s): 0376000301000

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Automobile Repair and Service Facility

ACREAGE: 2.146

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This parcel was originally zoned C-2, Commercial District in May 1971, as part of area 2. Docket CZ-2019-017 was a request to rezone to S-1, Services District, which was denied on March 19, 2019. There have been no other rezoning requests.

EXISTING LAND USE: Vacant buildings

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	Existing business and vacant land
East	C-2	Existing business
South	S-1 & C-2	Existing business and residence
West	I-1	Mobile homes and residence

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is part of the South Greenville Area Plan, where it is designated as *Commercial*. **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-2	16 units/acre	0.72	11 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

White Horse Road is a five-lane State-maintained arterial road. The parcel has approximately 195 feet of frontage along White Horse Road. Whiller Drive is a two-lane County-maintained residential road. The parcel has approximately 195 feet of frontage along Whiller Drive. The parcel is approximately 0.09 miles northwest of the intersection of

White Horse Road and Augusta Road. The property is along a bus route; Route 507. There are sidewalks along White Horse Road.

Location of Traffic Count	Distance to Site	2018	2019	2021
White Horse Rd	6,359' SE	20,600	18,300 -11.2%	19,100 +4.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located less than one mile from the site.

CONCLUSION:

The subject parcel zoned C-2, Commercial District is located along White Horse Road, a five-lane State-maintained arterial road. Staff is of the opinion that the requested rezoning to S-1, Services District would be consistent with adjacent uses and the zoning of the parcel to the south. Additionally, a successful rezoning would not create adverse impacts on surrounding properties.

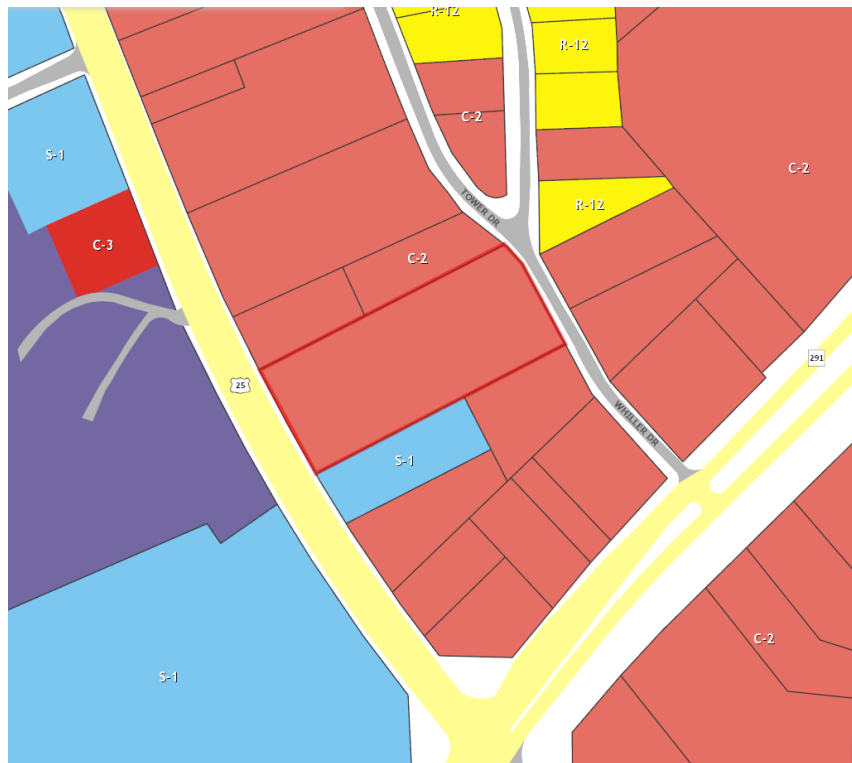
STAFF

RECOMMENDATION:

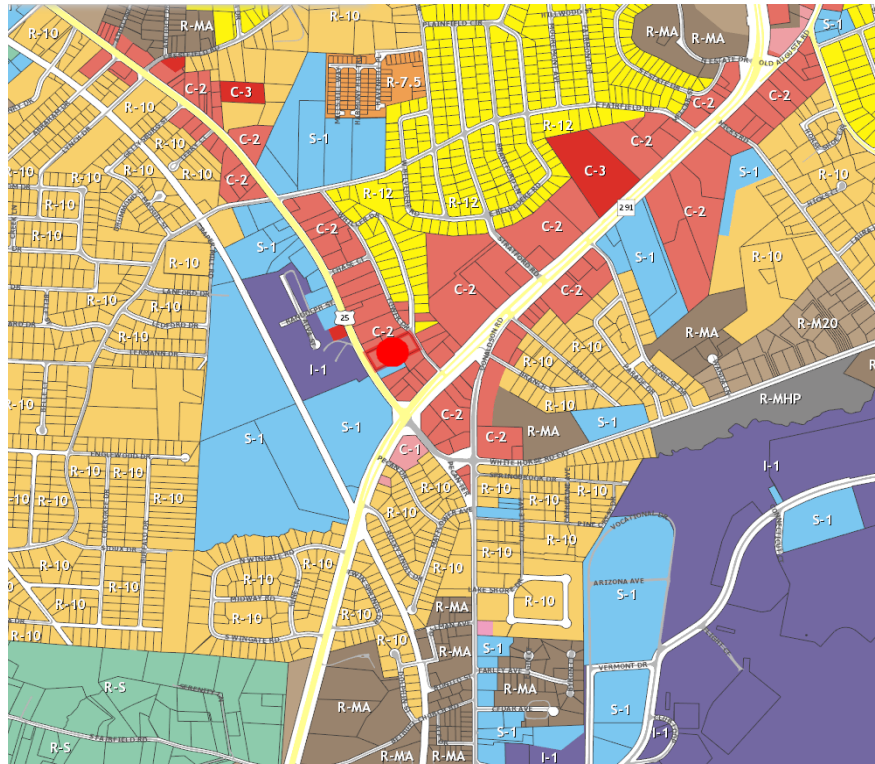
Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.



Aerial Photography, 2022



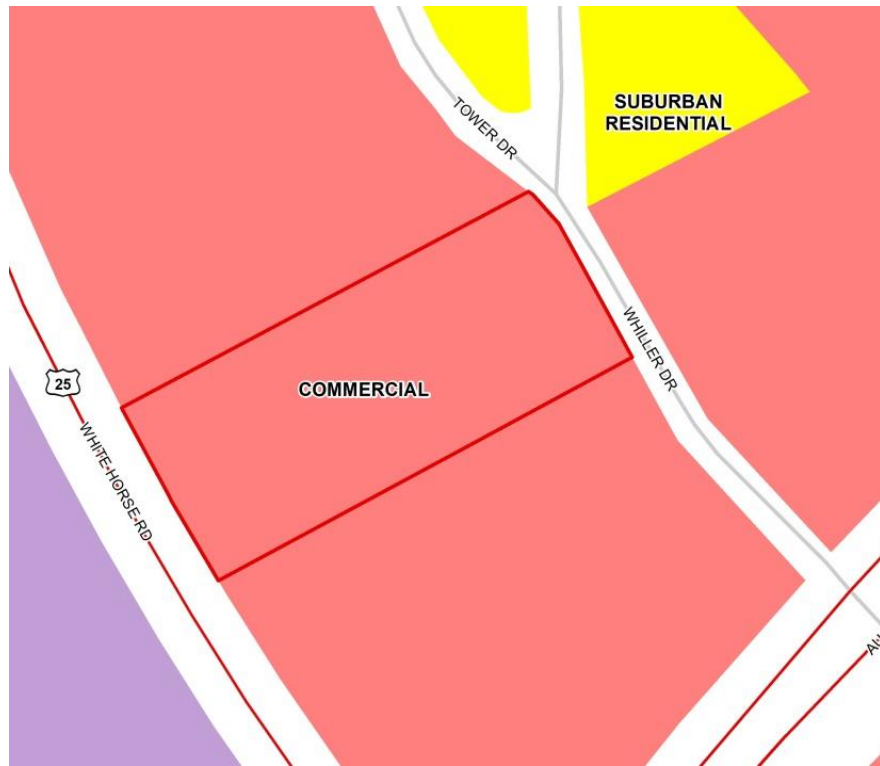
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map