

Zoning Docket from April 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC 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			
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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parcel as *Transitional Corridor and Suburban Edge*. Additionally, a successfully rezoning to C-2, Commercial District aligns with the Berea Community Plan which designates the parcel as *Commercial/Office*.

Based on these reasons, Staff recommends approval of the requested rezoning to C-2, Commercial District.



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-024

APPLICANT: Lowell Chandler Cunningham of SVN Blackstream for
Athens of Greenville, LLC

PROPERTY LOCATION: 6503 White Horse Rd., Greenville, SC 29611

PIN/TMS#(s): Portion of B014000100209

EXISTING ZONING: C-1, Commercial District & R-10, Single-Family
Residential District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Retail Center

ACREAGE: .571

COUNCIL DISTRICT: 19 – Blount

ZONING HISTORY: A portion of the parcel was originally zoned C-1, Commercial District in June 1973 as part of Area 4A. A portion of the parcel was originally zoned R-10, Single-Family Residential in April 1972 as part of Area 3. There has been one successful rezoning request for this property, CZ-1988-100, which rezoned the R-10, Single-Family Residential portion to C-2, Commercial District. Since this time, Eastbourne Road has been rerouted to intersect White Horse Road farther South, causing the split zoning of this parcel.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	Restaurant
East	C-1	Vacant Land
South	C-2 & R-10	Vacant Land
West	C-1	Restaurant Parking

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is available

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, which designates the parcel as *Transitional Corridor and Suburban Edge*. **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 Berea Community Plan, which designates the parcel as *Commercial/Office*. **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	.504	6 units
Current	R-10	4.4 units/acre	.067	1 unit
Requested	A C-2	16 units/acre	.571	9 units

A successful rezoning would allow for 2 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 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.

Location of Traffic Count	Distance to Site	2018	2019	2021
White Horse Rd.	1,560' N	33,500	34,100 +1.79%	29,800 -12.6%

CULTURAL AND ENVIRONMENTAL:

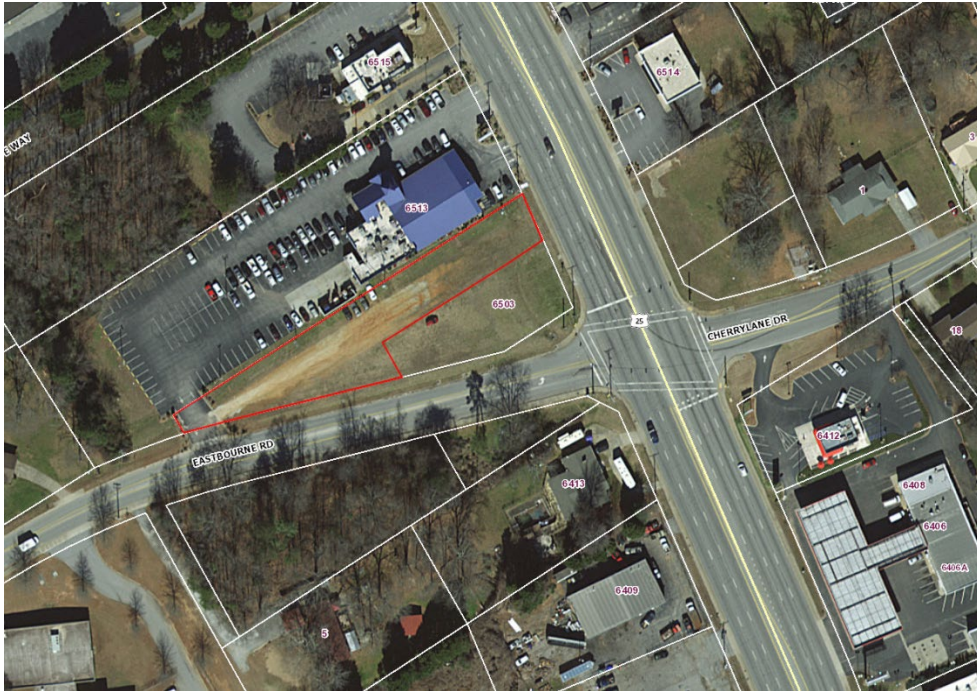
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Westcliffe Elementary and Berea High.

CONCLUSION:

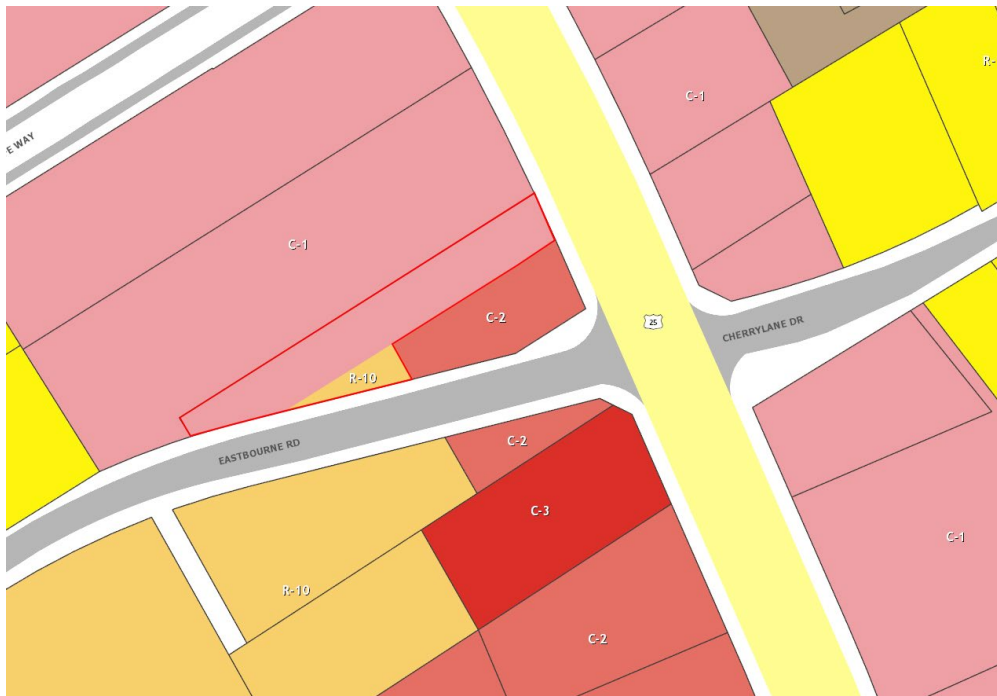
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STAFF RECOMMENDATION:

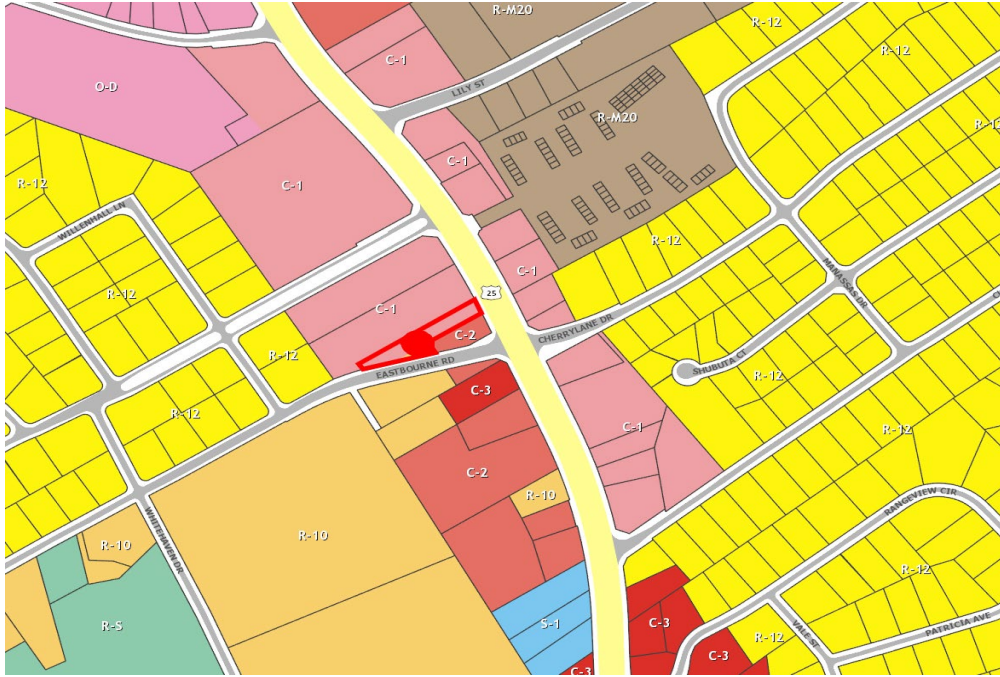
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Aerial Photography, 2022



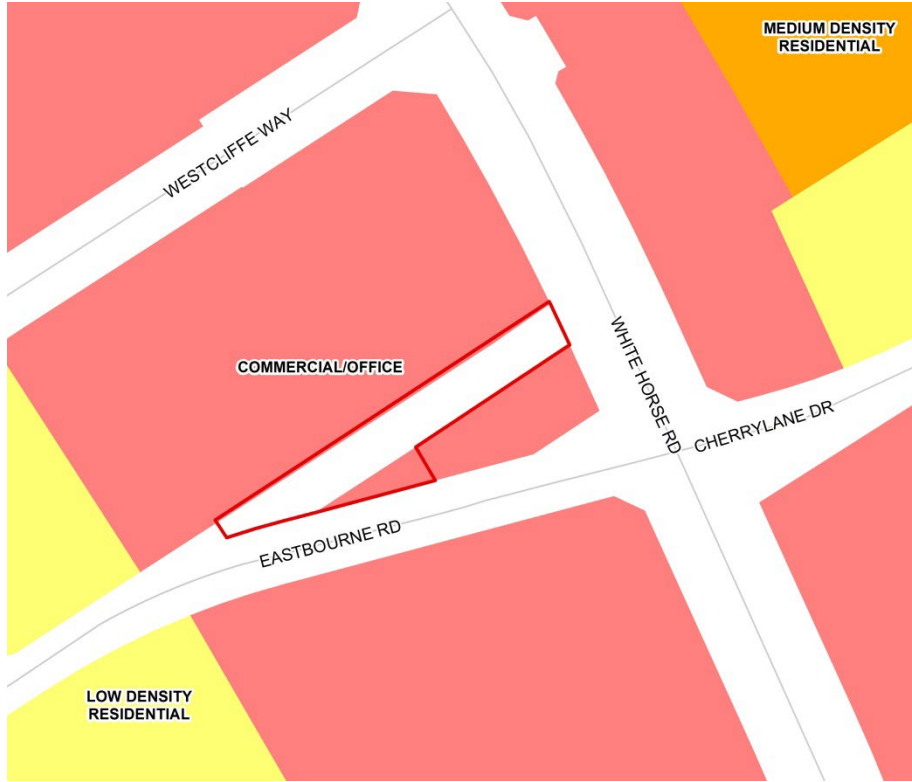
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map