

Zoning Docket from April 17th, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-025	Michael S. Pitts of Parker Poe Adams & Berstein, LLP for Greenville (White Horse) WMS, LLC 6134 White Horse Road 0237030100205 C-1, Commercial District to C-2, Commercial District	23	Denial			
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> <ol style="list-style-type: none"> 1) Agent for Applicant <ul style="list-style-type: none"> • Represents the applicant that owns the strip shopping center • Has a perspective tenant that would like to open an ABC Package Store in this shopping center which cannot be achieved with the current zoning designation • Already has all necessary state (not county)permits to be a liquor • There is C-2, Commercial District across the street • There are Restrictive Covenants that runs with the land that states a night club will not be able to open at this location unless Walmart agrees 2) Applicant <ul style="list-style-type: none"> • Would like to open a liquor store in a tenant space <p><u>Speakers Against:</u> 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 4.1 acres. • The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Transitional Corridor and Open Space</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 25 feet of frontage along White Horse Rd. The parcel is approximately 0.24 miles northwest of the intersection of White Horse Road and W Blue Ridge Road (HWY 253). 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. Alexander 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 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-lane State-maintained arterial road. While Staff recognizes this parcel fronts White Horse Road, which features</p>					

Zoning Docket from April 17th, 2023 Public Hearing

	<p>a mix of commercial and residential uses, Staff is of the opinion that the requested rezoning to C-2, Commercial District would allow permitted uses that are too intense and may have an adverse impact on the surrounding areas.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial District.</p>
--	---



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite 4100
Greenville, SC 29601
Office: 864.467.7425
Fax: 864.467.7164

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2023-025

APPLICANT: Michael S. Pitts of Parker Poe Adams & Bernstein, LLP
for Greenville (White Horse) WMS, LLC

PROPERTY LOCATION: 6134 White Horse Rd., Greenville, SC 29611

PIN/TMS#(s): 0237030100205

EXISTING ZONING: C-1, Commercial District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: ABC (Liquor Sales)

ACREAGE: 4.1

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: This parcel was originally zoned C-1, Commercial District in April 1972, as part of Area 3. There have been no previous rezoning requests.

EXISTING LAND USE: Strip Center

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	Retail
East	C-1 & R-M20	Vacant Land
South	C-1 & C-3	Restaurant
West	C-1	Retail/Restaurant

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, where it is designated as *Transitional Corridor and Open Space*. **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, where it is designated 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	4.1	49 units
Requested	C-2	16 units/acre		65 units

A successful rezoning would allow for 16 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 25 feet of frontage along White Horse Rd. The parcel is approximately 0.24 miles northwest of the intersection of White Horse Road and W Blue Ridge Road (HWY 253). 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 Road	3,707' SE	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. Alexander Elementary and Westcliffe Elementary are located within one mile of the site.

CONCLUSION:

The subject parcel zoned C-1, Commercial District is located along White Horse Road, a six-lane State-maintained arterial road. While Staff recognizes this parcel fronts White Horse Road, which features a mix of commercial and residential uses, Staff is of the opinion that the requested rezoning to C-2, Commercial District would allow permitted uses that are too intense and may have an adverse impact on the surrounding areas.

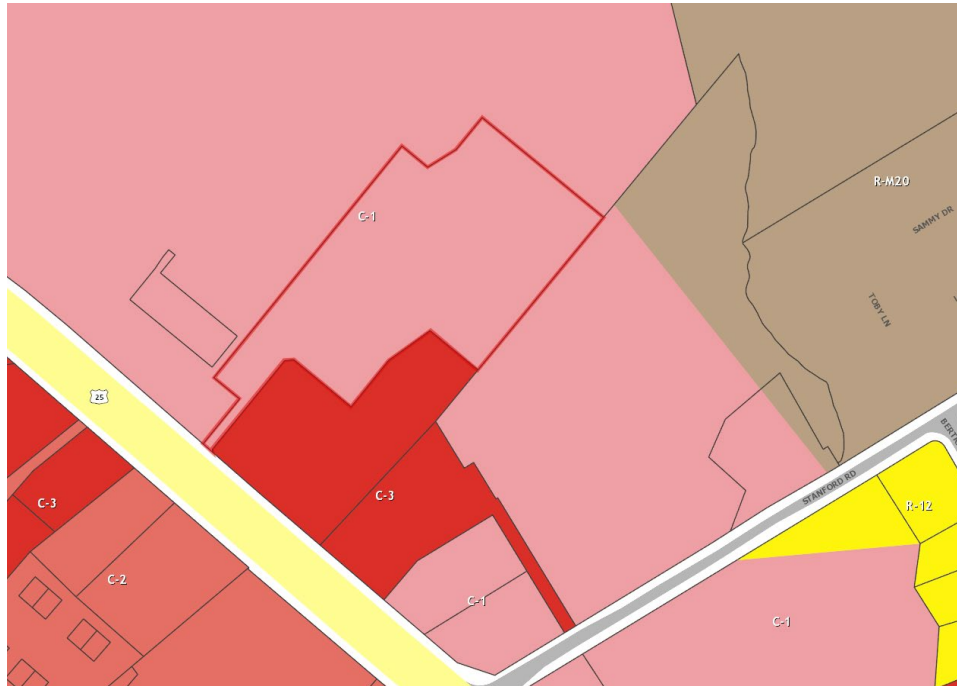
STAFF

RECOMMENDATION:

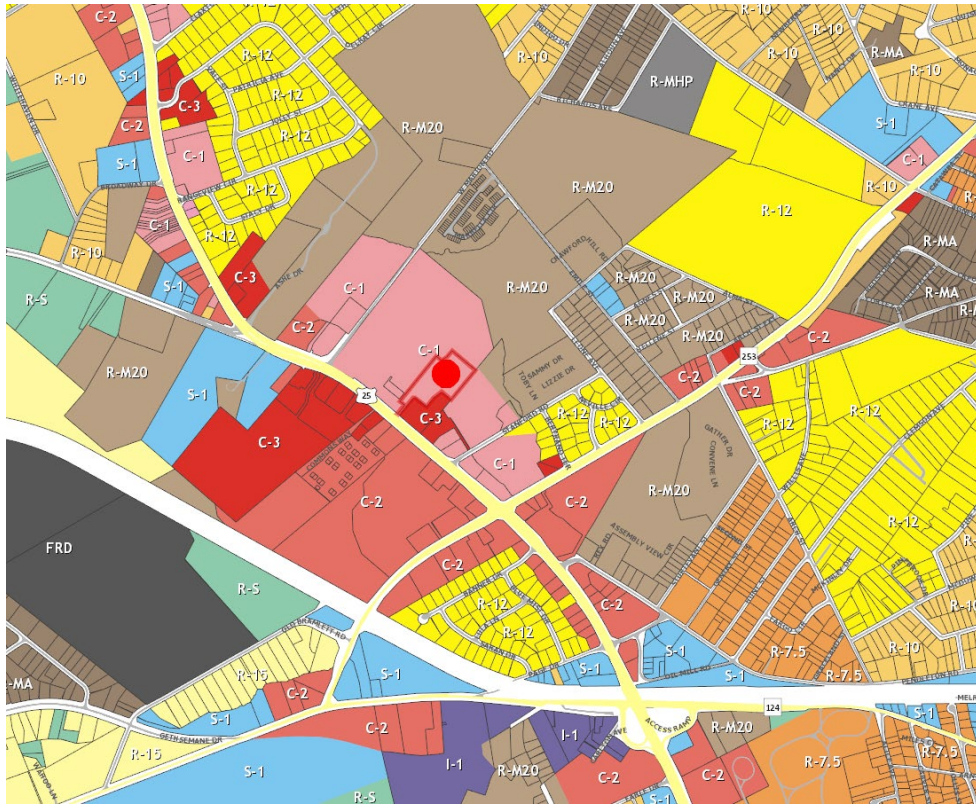
Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial District.



Aerial Photography, 2022



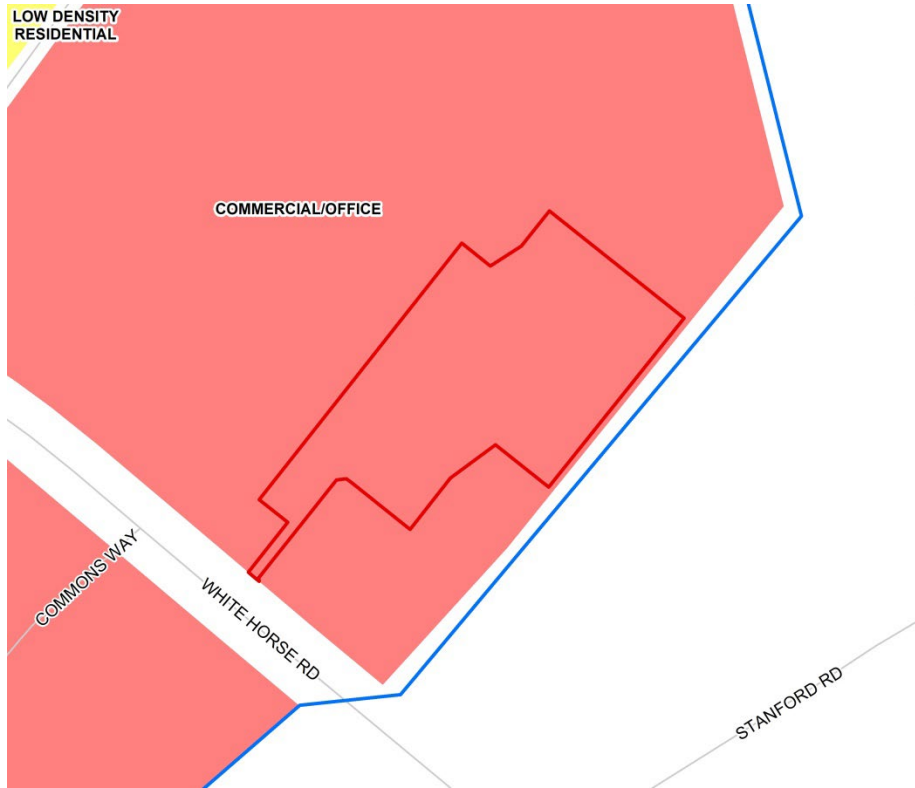
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map