

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD 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		
Public Comments	<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>• Would like to construct an ABC Liquor Store with associated laundromat</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> Signatures – 602</p> <p><u>Against:</u> None</p>
Staff Report	<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 .325 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>Traditional Neighborhood</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 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.</li> <li>• 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.</li> <li>• The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a Self-Service Laundromat &amp; ABC (Liquor Sales).</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></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>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner I

**RE:** CZ-2023-038

**APPLICANT:** Nikhil Patel of Ved, Inc. for Ved, Inc.

**PROPERTY LOCATION:** 6520 White Horse Rd., Greenville, SC 29611

**PIN/TMS#(s):** B013020100406

**EXISTING ZONING:** C-1, Commercial District

**REQUESTED ZONING:** C-2, Commercial District

**PROPOSED LAND USE:** Laundromat, Self-Service & ABC (Liquor Sales)

**ACREAGE:** .325

**COUNCIL DISTRICT:** 19 – Blount

**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:** Vacant Commercial Building

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1	Retail & Gas Sales
East	C-1	Driveway
South	C-1	Commercial building
West	C-1	Grocery Store

**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 Traditional Neighborhood*. \*\*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	.325	3 units
Requested	C-2	16 units/acre		5 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 to seven-lane State-maintained arterial road. The parcel has approximately 98 feet of frontage along White Horse Rd. The parcel is approximately 0.04 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.

Location of Traffic Count	Distance to Site	2018	2019	2021
White Horse Road	2,198' SE	33,500	34,100 +1.79%	29,800 -12.6%

**CULTURAL AND ENVIRONMENTAL:**

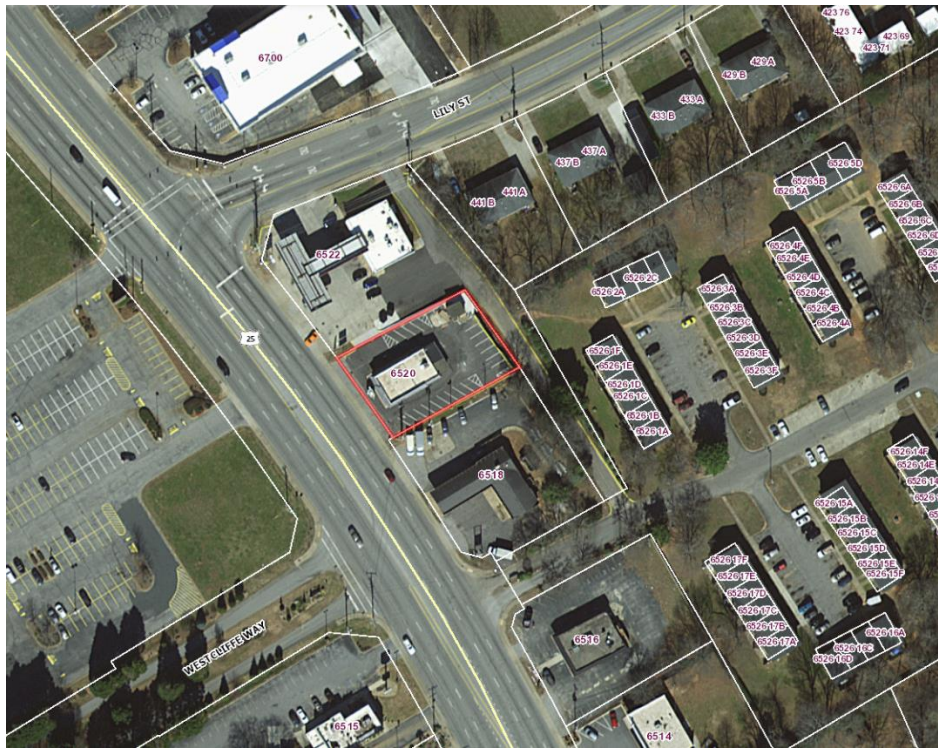
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Berea High, Berea Elementary, and Westcliffe Elementary are located within one mile of the site.

**CONCLUSION:**

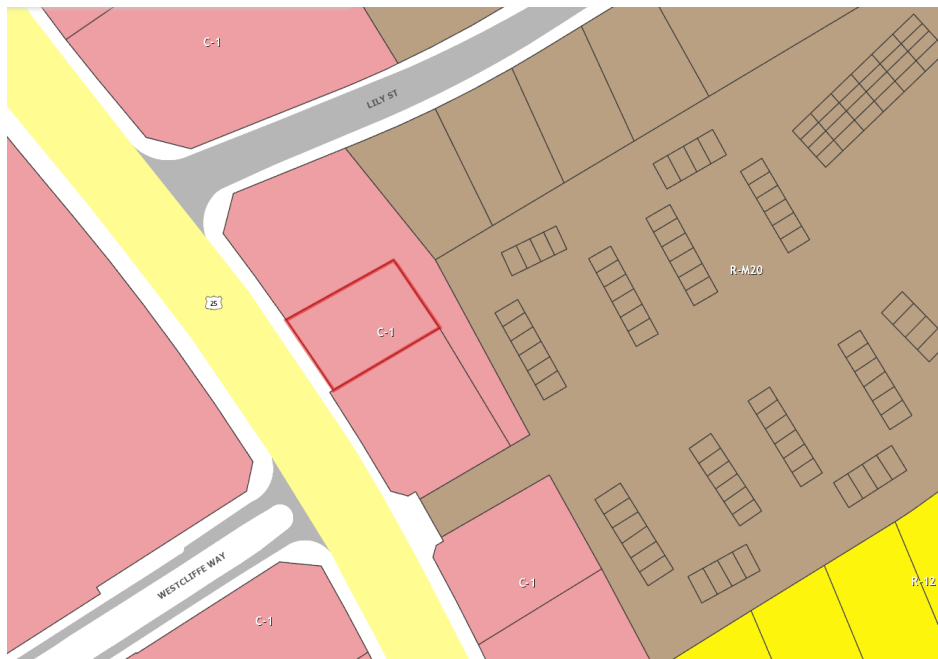
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**STAFF RECOMMENDATION:**

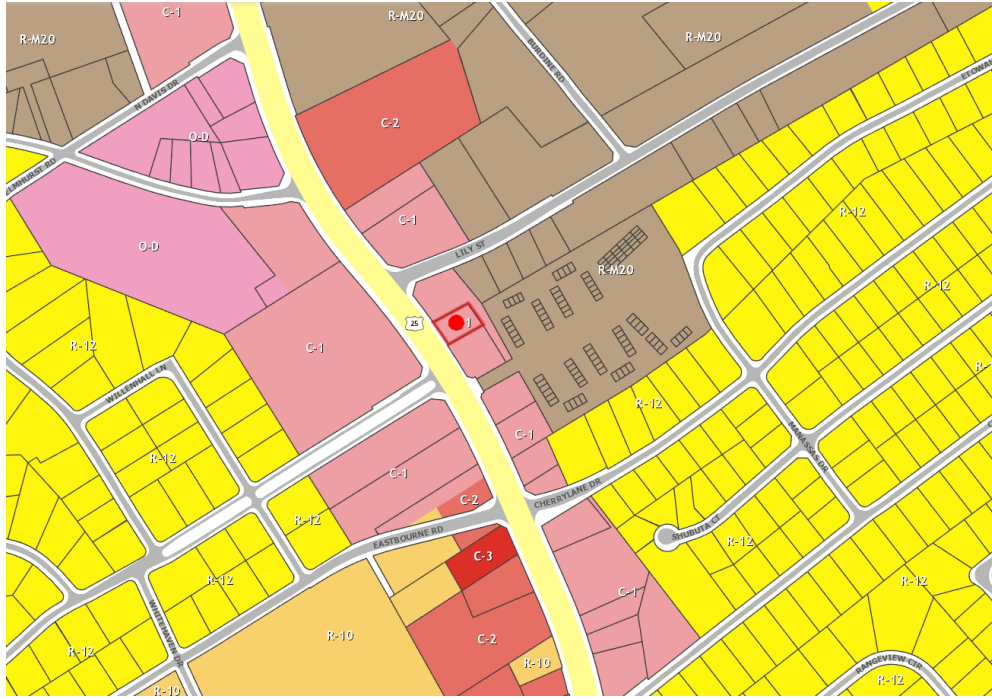
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Aerial Photography, 2022



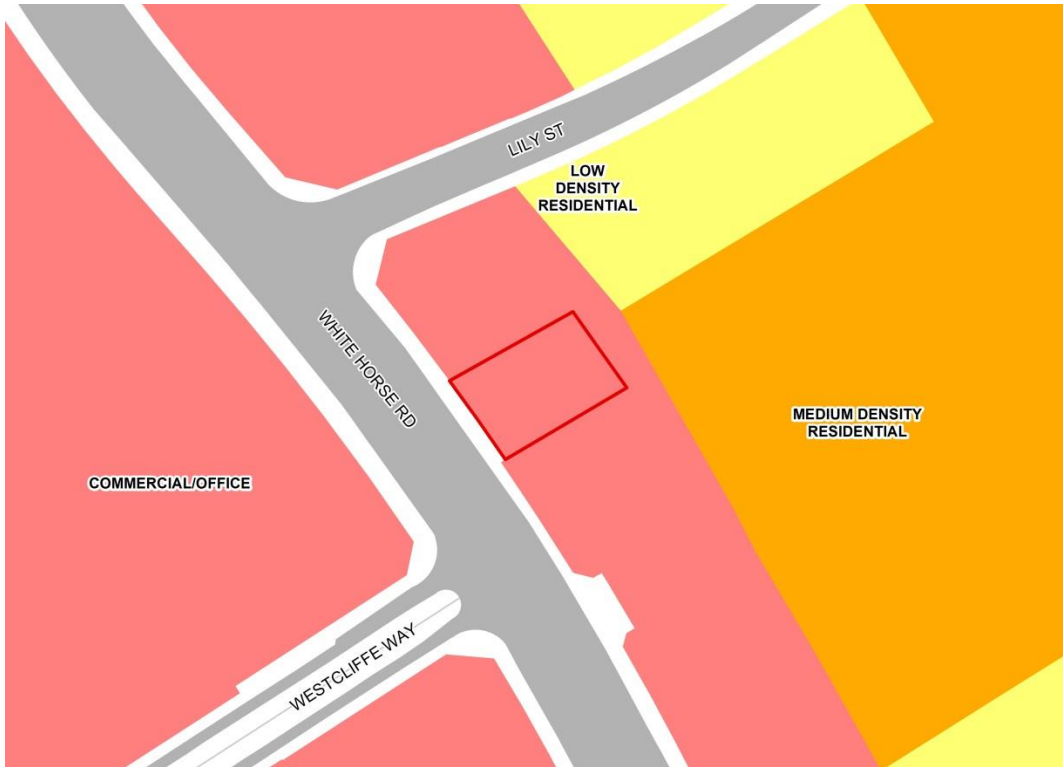
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Area Plan, Future Land Use Map