

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

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-041	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		
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>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>
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 .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 miles 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>					



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

**FROM:** Kelsey Mulherin, Planner I

**RE:** CZ-2023-041

**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-2, Commercial District

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

**PROPOSED LAND USE:** Retail and/or Office

**ACREAGE:** .326

**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 have been two successful rezoning requests for this property; the first was 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. The second was CZ-2023-024, which requested the rezoning of a portion of the parcel from R-10, Single-Family Residential & C-1, Commercial District to C-2, Commercial District. The request was amended and approved to rezone the portion zoned R-10, Single-Family Residential to C-1, Commercial District. There have been no other rezoning requests.

**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	Vacant Land & 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-2	16 units/acre	.326	5 units
Requested	C-1	12 units/acre	.326	3 units

A successful rezoning would allow for 2 less dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

White Horse Road is a six-lane State-maintained arterial road. The portion of the parcel has approximately 81 feet of frontage along White Horse Rd. 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.

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:**

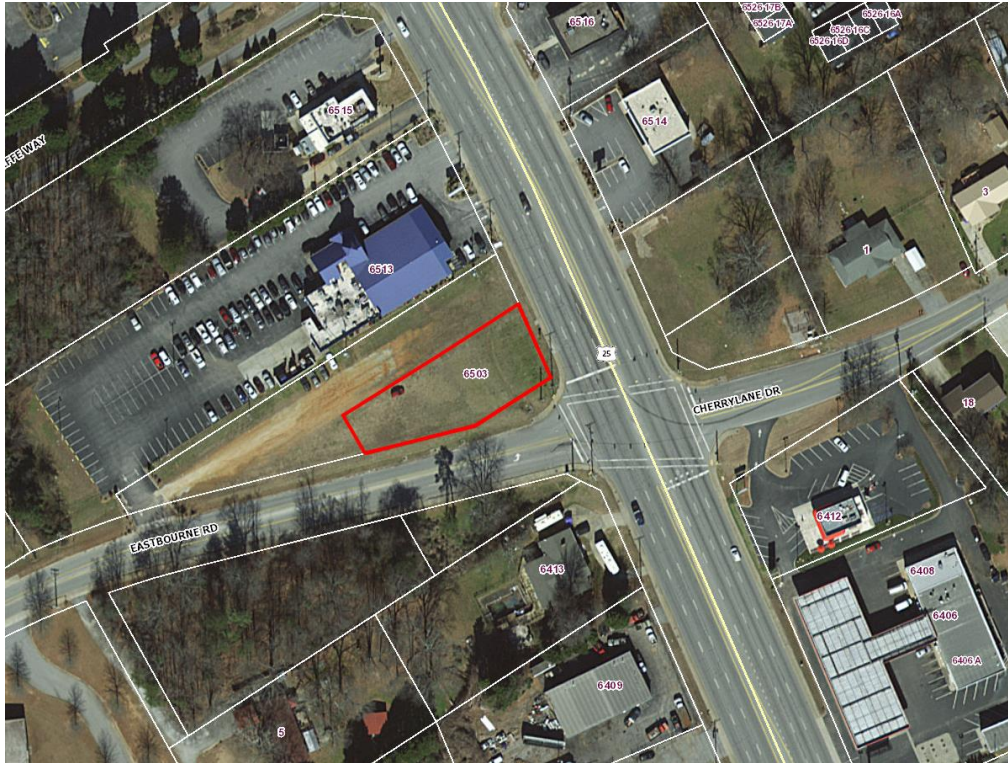
Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site: Westcliffe Elementary and Berea High.

**CONCLUSION:**

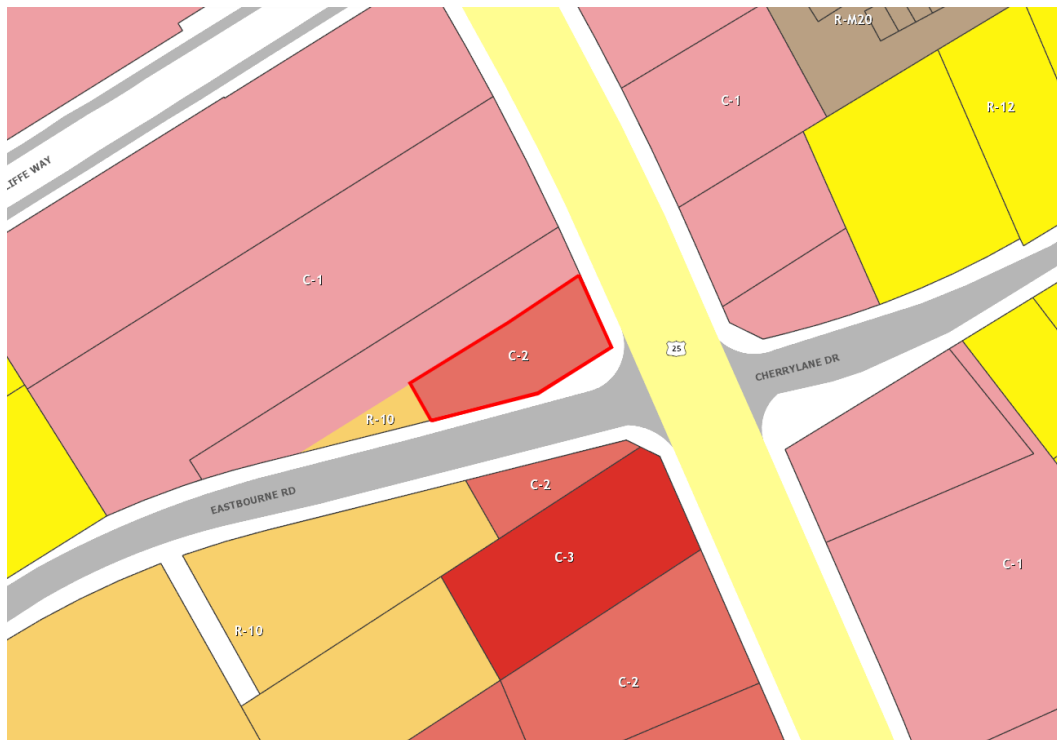
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**STAFF RECOMMENDATION:**

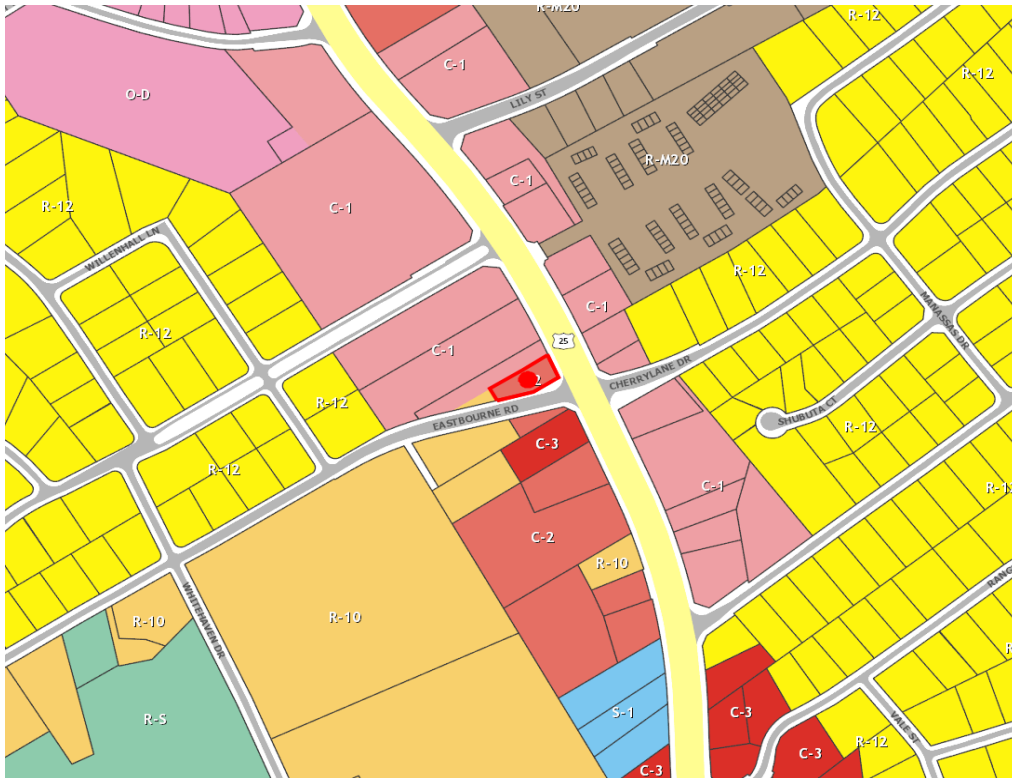
Based on these reasons, Staff recommends approval of the requested rezoning to C-1, Commercial District.



Aerial Photography, 2022



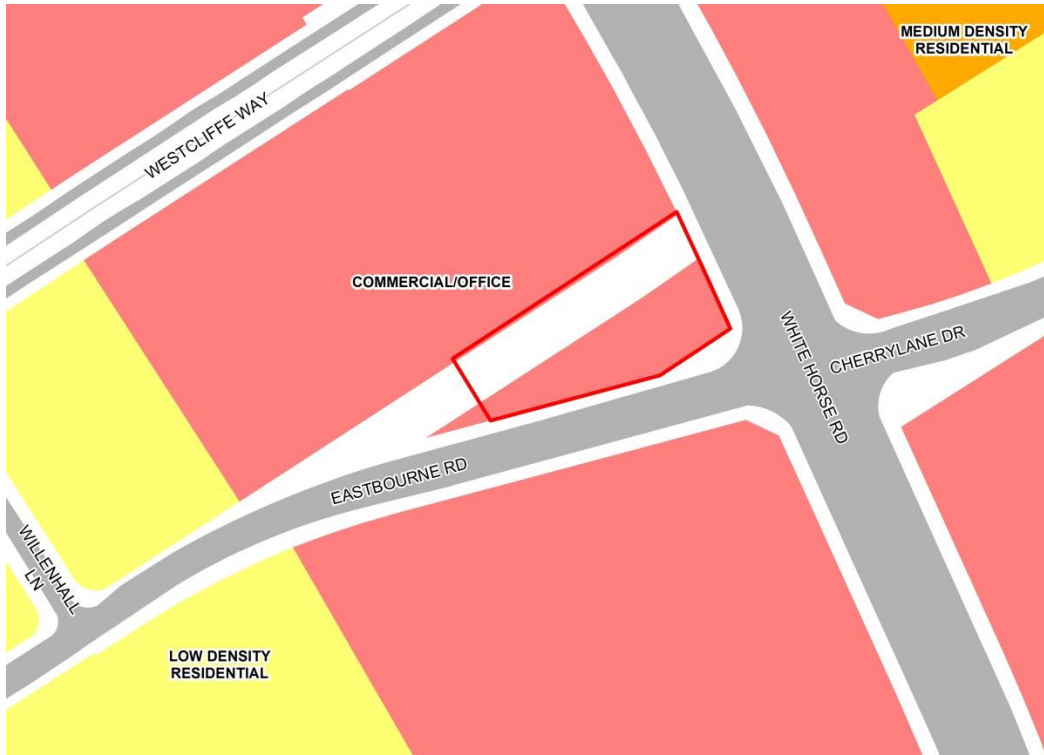
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map