

**ZONING DOCKETS FROM THE JUNE 27, 2012 GCPC MEETING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2012-26</b>	Infinity 3 Realty LLC 6124 White Horse Road C-1 to C-3 0237030100206	19	A	A		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 18, 2012 were:</b></p> <p><u>Speakers For</u> (1) Make the property more marketable as C-3</p> <p><u>Speakers Against</u> (1) N/A</p>					Petition/Letter  For –  Against –
<b>Staff Report</b>	The subject parcel is occupied by a vacant restaurant and has been zoned C-1, Commercial, since 1972. As mentioned in the zoning history, the surrounding parcels were zoned C-1, Commercial, as part of Area 3. Since that time the area has been further developed with various commercial uses and has increased in intensity. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request.					

## Planning Report

**DOCKET NUMBER:** CZ-2012-26

**APPLICANT:** Infinity 3 Realty LLC

**PROPERTY LOCATION:** 6124 White Horse Road

**PIN/TMS#(s):** 0237030100206

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

**REQUESTED ZONING:** C-3, Commercial

**ACREAGE:** 2

**COUNCIL DISTRICT:** 19 - Meadows

**ZONING HISTORY:** The subject parcel was originally zoned C-1, Commercial, as part of Area 3 in April 1972. There have been no rezoning requests on the subject parcel. The parcel to the adjacent south was rezoned from C-1, Commercial, to C-3, Commercial, in 2004 as Docket CZ-2004-81. Staff, Planning Commission, and P & D Committee recommended approval.

**EXISTING LAND USE:** Vacant Restaurant (Ryan's)

**AREA CHARACTERISTICS:** Various commercial uses

North: C-1, Commercial, retail shopping center (Wal-Mart)  
East: C-1, Commercial, and R-M20, Multifamily Residential, undeveloped  
South: C-3, Commercial, commercial uses/offices  
West: C-2, Commercial, various commercial/office uses across White Horse Road

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea Sewer

**IMAGINE GREENVILLE PLAN:** Community Corridor in a Regional Center

**ROADS:** White Horse Road: Seven-lane, SCDOT maintained U.S. Highway, with sidewalks present on both sides of the highway

**ZONING DOCKETS FROM THE JUNE 18, 2012 PUBLIC HEARING**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GCPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2012-27</b>	Stephen Southerlin 2 Skyland Avenue R-7.5 to NC 0439000600500 (portion)	19	D	D		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 18, 2012 were:</b></p> <p><u>Speakers For</u> (1) Need more parking for the business and cannot use part of their property because of storm water regulations</p> <p><u>Speakers Against</u> (1) N/A</p>					Petition/Letter  For – 25 names  Against –
<b>Staff Report</b>	The subject property is located in Sans Souci Heights on the west side of Poinsett Highway. A single-family residence is located on site currently with the rear portion of the property being used as parking for the adjacent hair salon. This parking is currently an illegal use, which is the reason for the rezoning request. In 2009, Council amended the Future Land Use of the Imagine Greenville County Comprehensive Plan to allow for non-residential uses along Poinsett Highway, but did not include properties adjacent not fronting on Poinsett Highway. The requested change to add property from a single-family residential lot to a NC, Neighborhood Commercial, district is not residential in character and could potentially create further encroachment of commercial rezonings in this neighborhood. Staff is of the opinion the NC, Neighborhood Commercial, request is not appropriate at this location and recommends denial of the request.					

## TRAFFIC IMPACT

Although the site has been occupied by a commercial (restaurant) use, traffic could decrease or increase based on the permitted uses in the C-3, Commercial, district. The closest traffic count station is located on White Horse Road approximately 0.75 miles to the north. The 2009 traffic count was 27,100 average daily trips. Traffic volumes have decreased by approximately two percent over the past five years at this location.

## SUMMARY

The property is zoned C-1, Commercial, this district is established to provide commercial establishments for the convenience of local residents. The request is for C-3, Commercial, which is established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents.

## CONCLUSION

The subject parcel is occupied by a vacant restaurant and has been zoned C-1, Commercial, since 1972. As mentioned in the zoning history, the surrounding parcels were zoned C-1, Commercial, as part of Area 3. Since that time the area has been further developed with various commercial uses and has increased in intensity. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request.



