

Zoning Docket from January 23rd, 2023 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPCC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-007	Demetrius Martin of 250 Logistics for Westdale Capital Investors 3, LP 334 & 336 White Horse Road 0376000301000 C-2, Commercial District to S-1, Services District	25	Approval	Approval 1/25/23	Denial 2-6-23	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 23rd, 2023 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Currently have the property under contract • Proposing the rezoning to be able to increase the usage of the building to provide auto repair <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1. Citizen <ul style="list-style-type: none"> • Third time before Council regarding this parcel in question • Would like to keep the current zoning for better protection to the residential to the rear 2. Citizen <ul style="list-style-type: none"> • Has concerns with traffic and truck activity 3. Citizen <ul style="list-style-type: none"> • Rezoning the property to S-1, Services would be a detriment to the residential properties to the rear • Concerns with the uses that are in the S-1, Services District <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 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 2.146 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Corridor</i>. • White Horse Road is a five-lane State-maintained arterial road. The parcel has approximately 195 feet of frontage along White Horse Road. Whiller Drive is a two-lane County-maintained residential road. The parcel has approximately 195 feet of frontage along Whiller Drive. The parcel is approximately 0.09 miles northwest of the intersection of White Horse Road and Augusta Road. The property is along a bus route; Route 507. There are sidewalks along White Horse Road. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. Donaldson Career Center is located less than one mile from the site. • The applicant is requesting to rezone the property to S-1, Service District. The applicant is proposing automobile repair and service facility. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcel zoned C-2, Commercial District is located along White Horse Road, a five-lane State-maintained arterial road. Staff is of the opinion that the requested rezoning to S-1, Services</p>					

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	<p>District would be consistent with adjacent uses and the zoning of the parcel to the south. Additionally, a successful rezoning would not create adverse impacts on surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services District.</p>
P&D	<p>At the February 6, 2023 P&D Committee meeting, the Committee voted to deny the rezoning request to S-1, Services District.</p>