

**Zoning Docket from October 18, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-92	Jonathan Cochrane of SC Greenville White Horse, LLC for Marie McLucas of Berea Bowl, LLC White Horse Rd B015000100110 R-M20, Multifamily Residential District & C-2, Commercial District to C-3, Commercial District	19	Approval	Approval 10-27-21	Approval 11-1-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 18, 2021 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>Property is split zoned and would like to develop a car wash</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. Floodplain is not present on the site. There are four schools located within one mile of the site: Berea First Baptist Kind, Abundant Life Christian School, Berea High School, Berea Elementary. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p><b>SUMMARY</b></p> <p>The subject parcel is zoned R-M20, Multifamily Residential District &amp; C-2, Commercial District and is 1.2 acres of land located on White Horse Rd, and is approximately 0.19 miles south of the intersection of Farr’s Bridge Road and White Horse Road. The subject parcel has approximately 207 feet of frontage along White Horse Rd. The applicant is requesting to rezone the property to C-3, Commercial.</p> <p>The applicant states that the proposed land use is for car wash facility.</p> <p><b>CONCLUSION</b></p> <p>The subject parcel, zoned R-M20, Multifamily Residential and C-2, Commercial, is located along White Horse Road a Seven-lane State-maintained Arterial road. A successful rezoning would not only accomplish the applicant’s goals of allowing for a car wash, but would also fix a split zone parcel and align with the uses along this automotive thoroughfare.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.</p>					