

**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			
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></p> <p>None</p> <p><b>Against:</b></p> <p>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>					



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

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Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Brook Denny - Planner

**RE:** CZ-2021-92

**APPLICANT:** Jonathan Cochrane of SC Greenville White Horse, LLC  
for Marie McLucas of Berea Bowl, LLC

**PROPERTY LOCATION:** White Horse Road

**PIN/TMS#(s):** B015000100110

**EXISTING ZONING:** R-M20, Multifamily Residential District & C-2,  
Commercial District

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

**PROPOSED LAND USE:** Car Wash Facility

**ACREAGE:** 1.2

**COUNCIL DISTRICT:** 19 – Meadows

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

**ZONING HISTORY:** This parcel was originally zoned C-2, Commercial and R-M20, Multifamily Residential in April 1972 as part of Area 3. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2/R-M20	Restaurant
East	R-M20	Vacant Land
South	C-2/R-M20	Vacant Land
West	C-1	Retail

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban 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 Area Plan where it is designated as *Low Density Residential*.

**DENSITY WORKSHEET:** The following scenario provided the potential capacity of residential units based upon County records for acreage. This parcel does not meet the minimum acreage for multifamily residential use under the R-M20 Zoning Classification. Additionally, development under C-2, Commercial would only be allowed in the acreage zoned C-2, the maximum density due to this regulation is 9 units.

	Zoning	Zoning Density	Acres	Total Units
Current	C-2/R-M20	16/20 units/acre	1.2	9 units
Requested	C-3	16 units/acre		19 units

A successful rezoning would allow for 10 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

White Horse Road is a Seven-lane State-maintained Arterial road. The parcel has approximately 207 feet of frontage along White Horse Road. The parcel is approximately 0.19 miles south of the intersection of Farr’s Bridge Road and White Horse Road. The property is not along a bus route. There are also sidewalks in the area.

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

*There are no traffic counts in the immediate vicinity.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Four schools are located within one mile of the site: Berea First Baptist Kind, Abundant Life Christian School, Berea High School, Berea Elementary.

**CONCLUSION:**

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.

**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial.

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Aerial Photography, 2021

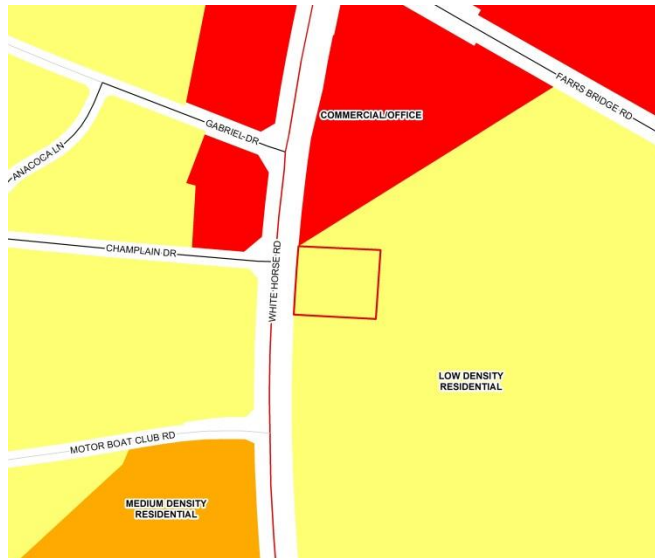


Zoning Map

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



Plan Greenville County, Future Land Use Map



Berea Area Plan, Future Land Use Map