

Zoning Docket from October 17, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-090	Stylianos Katsamperis for Three Brothers of Greenville, LLC White Horse Rd. & Farris Bridge Rd., Greenville, SC B005020102100 & B005020102102 C-1, Commercial District to C-3, Commercial District	19	Approval			
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 17, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Would like to construct one of the largest car washes in the upstate. • Want to offer more options • Close to a 4 million dollar project <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> • The subject parcel is 2.38 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. • Farris Bridge Road is a five-lane State-maintained arterial road. The parcel has approximately 388 feet of frontage along Farris Bridge Road. White Horse Road is a seven-lane State-maintained arterial road. The parcel has approximately 361 feet of frontage along White Horse Road. The parcel is located approximately .4 miles north of the intersection of Farris Bridge Road and White Horse Road. The property is not along a bus route. There are sidewalks in the area. • Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing automobile wash. <p>CONCLUSION and RECOMMENDATION</p> <p>The subject parcels, zoned C-1, Commercial District are located along Farris Bridge Road, a five-lane State-maintained arterial road and White Horse Road, a seven-lane State-maintained arterial road. The parcels are designated as Commercial/Office in the Berea Community Plan. Furthermore, the requested zoning is consistent with the adjacent uses. Staff is of the opinion that a successful rezoning to C-3, Commercial District would not create additional adverse impacts on the surrounding areas.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to C-3, Commercial District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner I

RE: CZ-2022-090

APPLICANT: Stylianos Katsamperis for Three Brothers of Greenville, LLC

PROPERTY LOCATION: White Horse Rd. & Farris Bridge Rd., Greenville, SC

PIN/TMS#(s): B005020102100 & B005020102102

EXISTING ZONING: C-1, Commercial District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Automobile Wash

ACREAGE: 2.38

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: These parcels were originally zoned R-MA, Residential Multifamily in April 1972 as part of Area 3. There was one previous rezoning request, Docket CZ-1983-068, to rezone from R-MA, Multifamily Residential to C-2, Commercial. The request to rezone was approved as amended to C-1, Commercial in October 1983. There have been no other rezoning requests for these parcels.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MA	Manufactured Home Park
East	C-2	Retail
South	C-2	Restaurant
West	R-10	Church

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 Edge*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is part of the Berea Community Plan, where it is designated 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-1	12 units/acre	2.38	28 units
Requested	C-3	16 units/acre		38 units

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

ROADS AND TRAFFIC:

Farrs Bridge Road is a five-lane State-maintained arterial road. The parcel has approximately 388 feet of frontage along Farrs Bridge Road. White Horse Road is a seven-lane State-maintained arterial road. The parcel has approximately 361 feet of frontage along White Horse Road. The parcel is located approximately .4 miles north of the intersection of Farrs Bridge Road and White Horse Road. The property is not along a

bus route. There are sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Farrs Bridge Road	2727' W	11,300	13,100 +15.9%	15,300 +16.8%
White Horse Road	4123' NE	16,700	19,700 +18%	22,300 +13.2%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

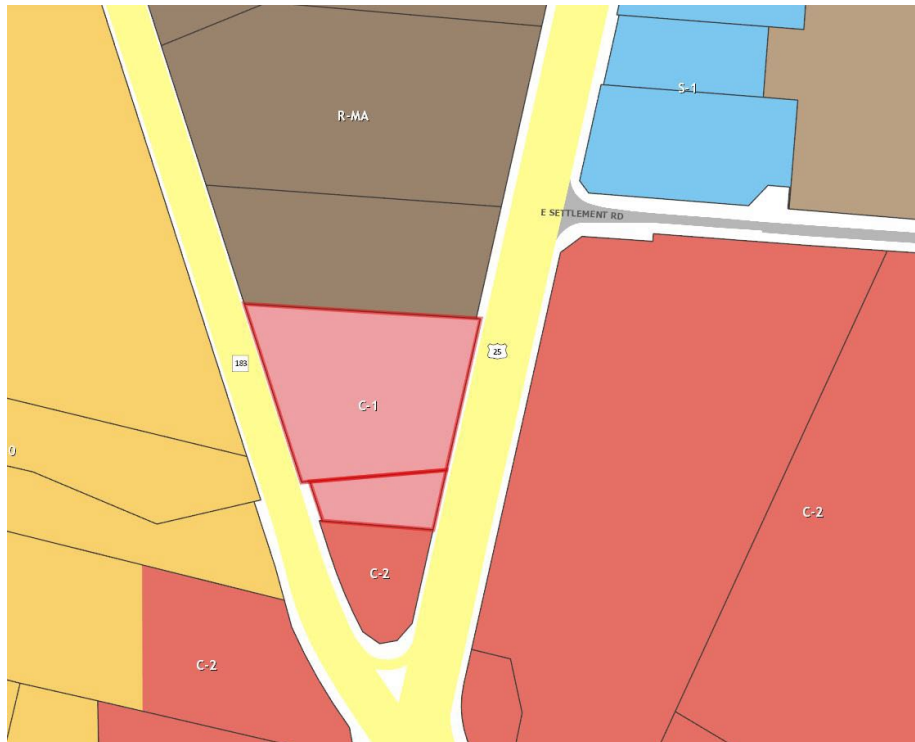
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STAFF RECOMMENDATION:

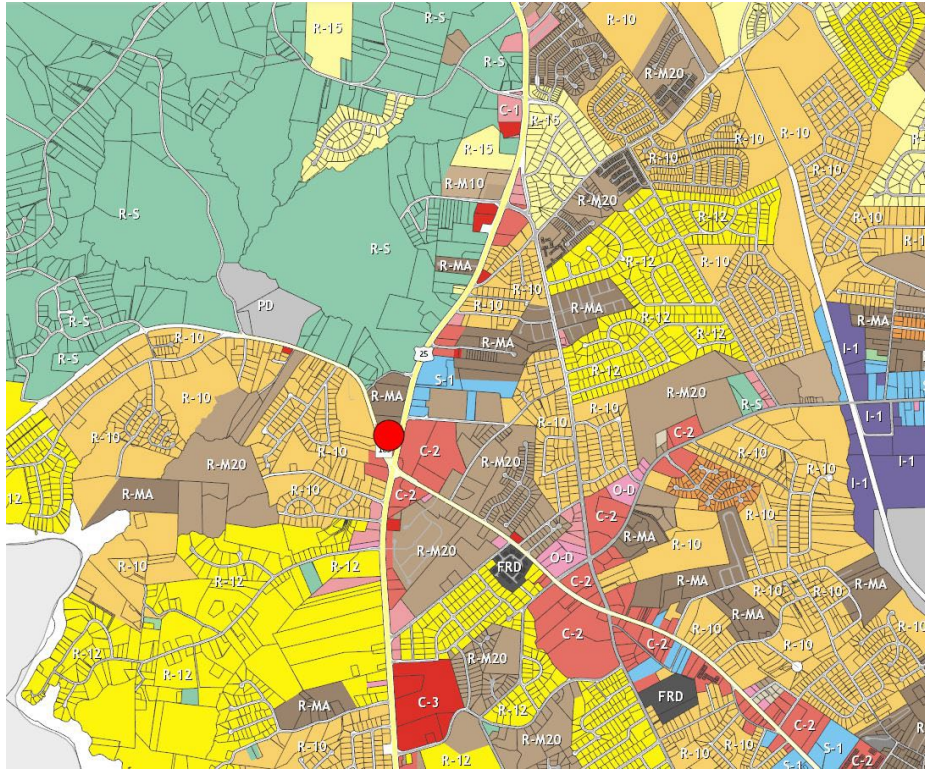
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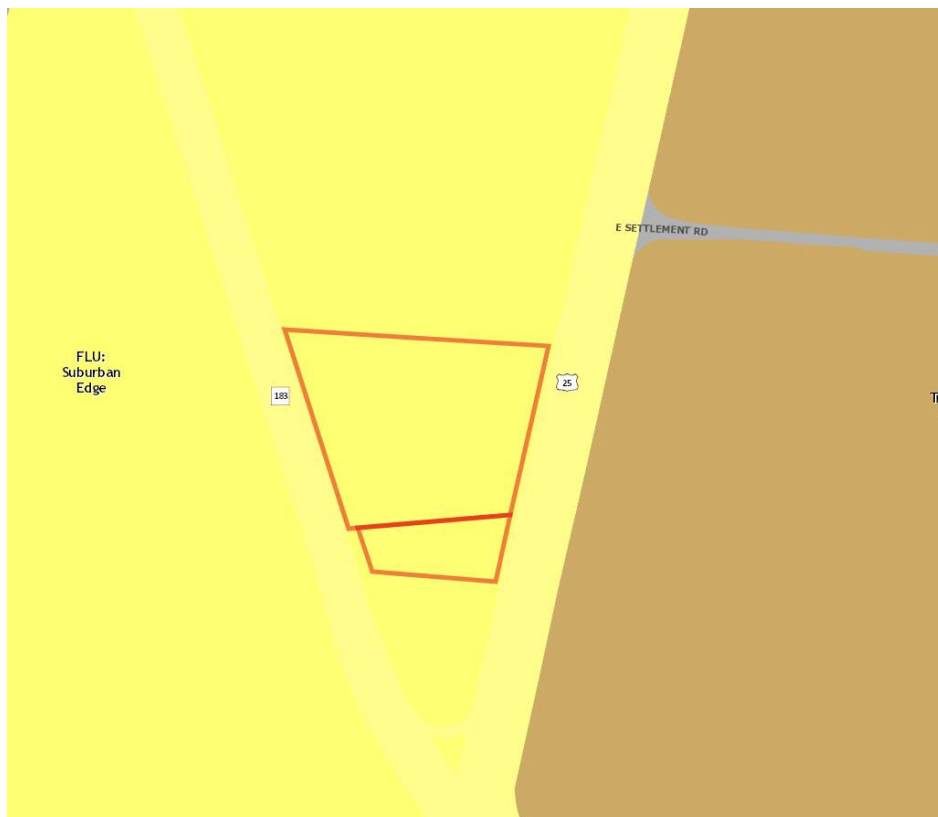
Aerial Photography, 2022



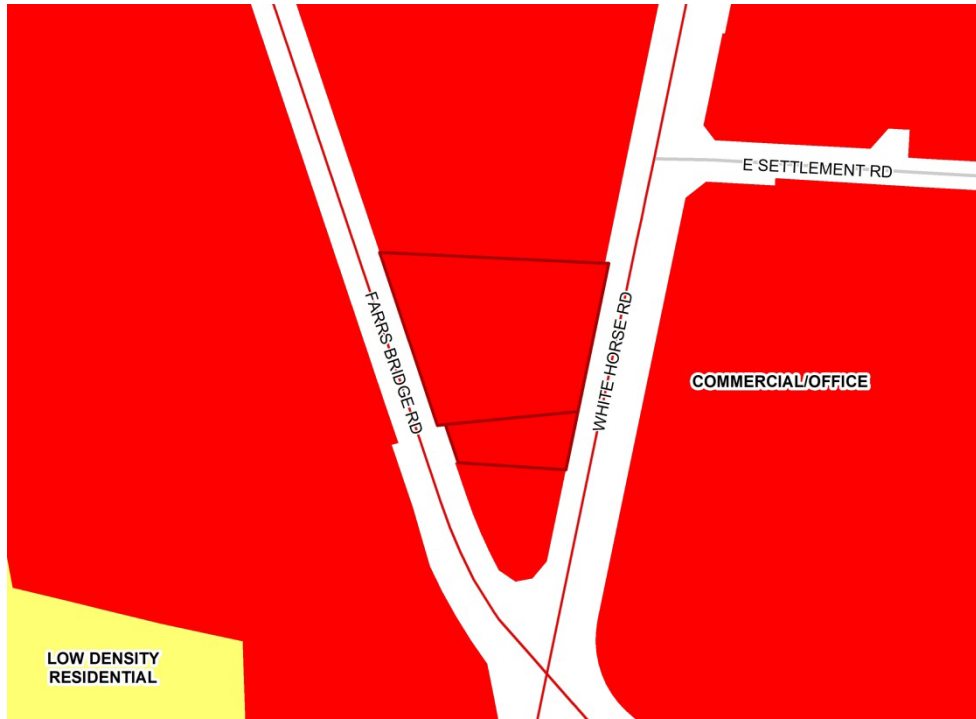
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map