

**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	Stylios 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	Approval 10/26/22	Approval 10/31/22	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 17, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Would like to construct one of the largest car washes in the upstate.</li> <li>• Want to offer more options</li> <li>• Close to a 4 million dollar project</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</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject parcel is 2.38 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>.</li> <li>• 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.</li> <li>• 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.</li> <li>• The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing automobile wash.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION</b></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>					