

**Zoning Docket from March 18<sup>th</sup>, 2024 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-020	Katelyn M. Kleckley of Aline Capital for 3795 E. North St., LLC 3795 E. North St., Greenville, SC 29615 0541030101100 C-1, Commercial District to C-2, Commercial District	22	Approval			
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1. Applicant                             <ul style="list-style-type: none"> <li>• Would like to rezone the property to allow for a liquor store on an adjacent parcel to be able to move to the subject property</li> <li>• The liquor store is required to vacate their current location on the adjacent parcel due to a Greenville County Library being developed in the existing building</li> <li>• The proposed use will not cause a negative impact on other uses in the building on the subject parcel</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b> Petitions - 114</p> <p><b>Against:</b></p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject property consists of approximately 2.6 acres.</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Center</i>. The subject property is not part of any area or community plans.</li> <li>• E. North Street is a five-lane State-maintained arterial road and the parcel has approximately 561 feet of frontage along it. The parcel is approximately 0.15 miles east of the intersection of E. North Street and Haywood Road. The property is not along a bus route. There is a sidewalk along both sides of E. North Street.</li> <li>• Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Mitchell Road Elementary and Lake Forest Elementary.</li> <li>• The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a Commercial Center with Liquor Sales.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b>                      The subject parcel, zoned C-1, Commercial District is located along E. North Street, a five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-2, Commercial District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the property as Suburban Center. Suburban Center calls for regional commercial uses that serve community shopping and service needs in areas of high-frequency transit. The proximity of the property to the intersection of higher traffic roads creates a node for denser mixed-use commercial centers.</p>					

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	Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.
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Greenville County Planning Division  
Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2024-020

**APPLICANT:** Katelyn M. Kleckley of Aline Capital for 3795 E. North St., LLC

**PROPERTY LOCATION:** 3795 E. North St., Greenville, SC 29615

**PIN/TMS#(s):** 0541030101100

**EXISTING ZONING:** C-1, Commercial District

**REQUESTED ZONING:** C-2, Commercial District

**PROPOSED LAND USE:** Commercial Center with Liquor Sales

**ACREAGE:** 2.6

**COUNCIL DISTRICT:** 22 – Tzouvelekas

**ZONING HISTORY:** This property was originally zoned R-20, Single-Family Residential District in May, 1970 as part of Area 1. A portion of the property was rezoned to O-D, Office District as part of Docket CZ-1979-058. Docket CZ-1981-006 to rezone a portion of the property from R-20 to C-1, Commercial District was denied. Docket CZ-1983-105 to rezone the remainder of the property from R-20 to C-1 was denied. As part of Docket CZ-1985-012, the O-D portion of the property, and a portion of the R-20 area of the site were rezoned to C-1. The remaining R-20 portion of the property was rezoned to C-1 as part of Docket CZ-1985-061. There have been no other rezoning requests for the property.

**EXISTING LAND USE:** Commercial Center

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-1	Commercial
East	O-D	Business Offices
South	C-1, R-M20	Commercial, Multifamily Residential
West	C-1	Commercial

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – sewer is accessible

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Center*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is not part of any area or community plans.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	2.6	24 units
Requested	C-2	16 units/acre	(2.08)*	33 units

A successful rezoning would allow for 9 more dwelling units than is allowed under the current zoning.  
\*20% of the acreage must be allocated to a nonresidential use as part of a mixed use development.

**ROADS AND TRAFFIC:** E. North Street is a five-lane State-maintained arterial road and the

parcel has approximately 561 feet of frontage along it. The parcel is approximately 0.15 miles east of the intersection of E. North Street and Haywood Road. The property is not along a bus route. There is a sidewalk along both sides of E. North Street.

Location of Traffic Count	Distance to Site	2019	2021	2022
Old Spartanburg Road/ E. North Street	5,327' NE	21,800	19,600 -10.09%	21,500 +9.69%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Mitchell Road Elementary and Lake Forest Elementary.

**CONCLUSION:**

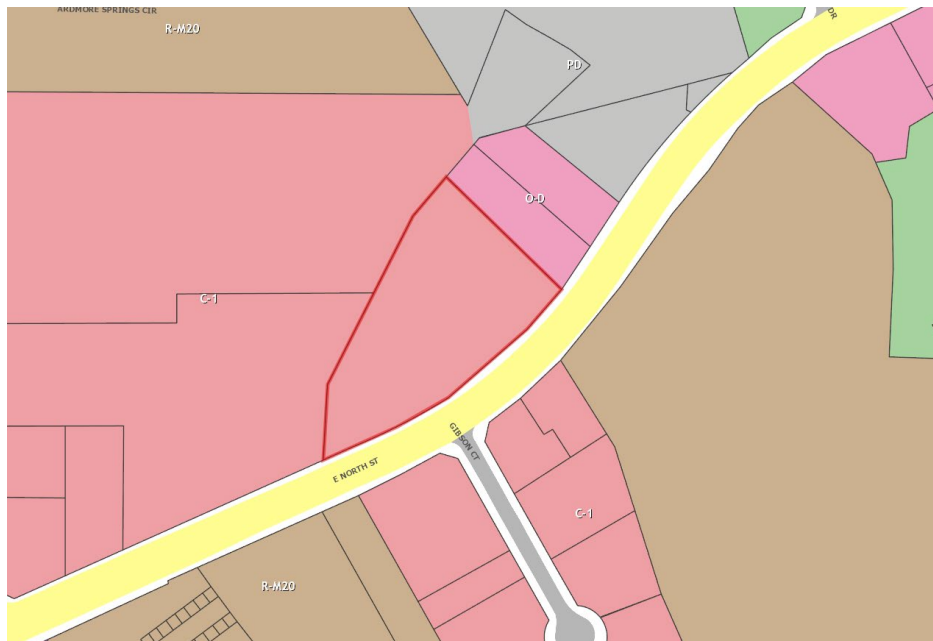
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**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial District.

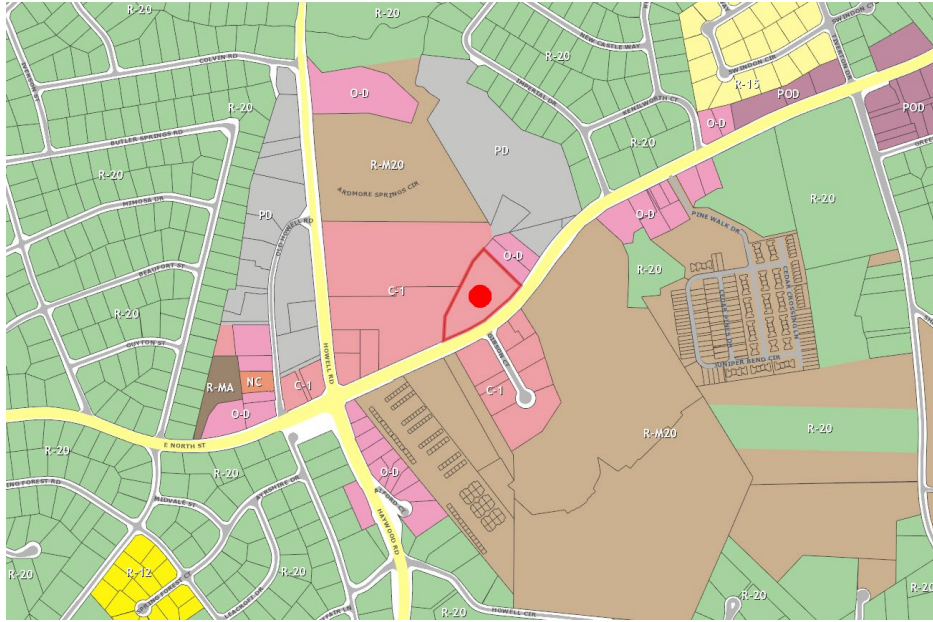


Aerial Photography, 2023

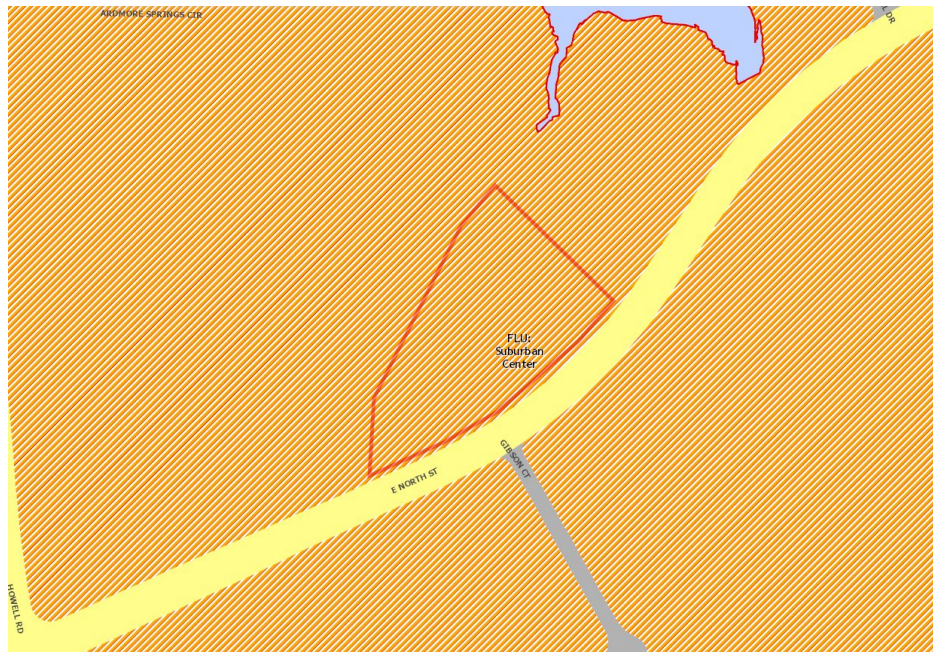


Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map