Zoning Docket from May 20th, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-033	Jesse Carter of Streams Development for HK Berea, LLC 580 & 588 W. Marion Rd., Greenville, SC 29617 Portion of B013030100509 C-1, Commercial District & C-2, Commercial District to C-3 Commercial District	19	Approval	Approval		
Public	Some of the general comments n	nade by S	peakers at th	ne Public Hea	ring on May	Petition/Letter
Comments	20, 2024 were: For: Speakers For: 1. Applicant • The piece of the parcel in question is split-zoned Against: • Originally were going to propose to rezone the entire parcel to C-2, but after further conversation, decided to request C-3 Against: • Access to the units will be internal to the building and will be fully climate controlled Speakers Against: None List of meetings with staff: N/A					
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Staff Report	 Below are the facts pertaining to this docket: The subject portion of a parcel consists of approximately 3.73 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i>. The subject property is part of the <u>Berea Community</u> <u>Plan</u>, where it is designated as <i>Low Density Residential</i>. W. Marion Road is a two-lane State-maintained collector road. The parcel has approximately 731 feet of frontage along W. Marion Road. The portion of the parcel requesting rezoning has approximately 78 feet of frontage along W. Marion Road and White Horse Road (HWY 25). The property is not along a bus route but Bus Route 502 is located ~.20 miles away at the of White Horse Road & Ashe Drive. There are no sidewalks located along the subject property. Floodplain is present on the northern portion of the site. Per Greenville County Floodplain Administration any development could not cause an impact to the floodplain and all development must comply with the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing Mini-Warehousing. 					
	CONCLUSION and RECOMMENDA The subject parcel zoned C-1, Co Marion Road, a two-lane State-m rezoning to C-3, Commercial Dis Plan, which designates the parcel	mmercial aintainec trict is co	l collector ro onsistent wit	ad. Staff is o h the <u>Plan G</u>	f the opinion th reenville Count	at the requested <u>y</u> Comprehensive

Additionally, Staff feels the requested zoning district would not have an adverse impact on surrounding properties.
Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.



Greenville County Planning Division Department of Zoning Administration 301 University Ridge Suite S-3200 Greenville, SC 29601 Office: 864.467.7425 Fax: 864.467.7164

то:	County Council
	Planning and Development Committee
	Planning Commission
FROM:	Kelsey Mulherin, Planner II
	C7 2024 022
RE:	CZ-2024-033
APPLICANT:	Jesse Carter of Streams Development for HK Berea, LLC
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PROPERTY LOCATION:	580 & 588 W. Marion Rd., Greenville, SC 29617
PIN/TMS#(s):	Portion of B013030100509
	C.1. Commencial District & C.2. Commencial District
EXISTING ZONING:	C-1, Commercial District & C-2, Commercial District
REQUESTED ZONING:	C-3, Commercial District
PROPOSED LAND USE:	Mini-Warehousing
ACREAGE:	3.73
	10 Blout
COUNCIL DISTRICT:	19 – Blount

ZONING HISTORY: The parcel was originally zoned C-2, Commercial District & R-M, Multifamily Residential District in April 1972 as part of Area 3. There have been 2 previous rezoning requests. Docket CZ-1999-058, requested rezoning on a portion of the parcel from R-M, Multifamily Residential to C-1, Commercial District, which was approved by County Council in September of 1999. Docket CZ-1999-117 requested rezoning on a portion of the parcel from R-M, Multifamily Residential District to C-1, Commercial District, which was approved by Council in February of 2000. There have been no other rezoning requests.

EXISTING LAND USE: Commercial Recreation (Gym) – Indoor & Vacant Land

R-M20

West

AREA CHARACTERISTICS:	Direction	Zoning	Land Use
	North	R-M20	Multifamily Residential & Vacant Land
	East	C-1	Commercial
	South	C-2 & C-1	Commercial

Multifamily Residential

WATER AVAILABILITY:	Greenville Water
SEWER AVAILABILITY:	Metro District – Sewer is accessible
<u>PLAN GREENVILLE</u> <u>COUNTY</u> CONFORMANCE:	The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Transitional Corridor</i> . **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 <u>Berea Community Plan</u> , where it is designated as <i>Low Density Residential</i> ** 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	3.17*	30 units*
Current	C-2	16 units/acre	.56*	7 units*
Requested *	С-3	16 units/acre	3.73*	47 units*

A successful rezoning would allow for 10 more dwelling units than is allowed under the current zoning if submitted as a Mixed-Use Development as defined by Greenville County Zoning Ordinance. 20% of the total acreage must be allocated to a nonresidential use as part of a Mixed-Use Development.

ROADS AND TRAFFIC: W. Marion Road is a two-lane State-maintained collector road. The parcel has approximately 731 feet of frontage along W. Marion Road. The portion of the parcel requesting rezoning has approximately 78 feet of frontage along W. Marion Road. The parcel is approximately 0.12 miles northeast of the intersection of W. Marion Road and White Horse Road (HWY 25). The property is not along a bus route but Bus Route 502 is located ~.20 miles away at the of White Horse Road & Ashe Drive. There are no sidewalks located along the subject property.

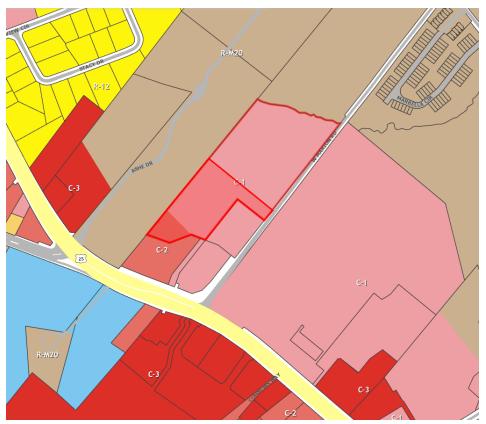
Location of Traffic Count	Distance to Site	2019	2021	2022
Marion Road	2,923' SW	3,100	2,900	3,400
			- 6.5%	+17%

CULTURAL AND	
ENVIRONMENTAL:	Floodplain is present on the northern portion of the site. Per Greenville County Floodplain Administration any development could not cause an impact to the floodplain and all development must comply with the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. Westcliffe Elementary & Alexander Elementary are located within one mile of the site.
CONCLUSION:	The subject parcel zoned C-1, Commercial District and C-2, Commercial District is located along W. Marion Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to C-3, Commercial District is consistent with the <u>Plan Greenville County</u> Comprehensive Plan, which designates the parcel as <i>Transitional Corridor</i> and suggests commercial as a primary use. Additionally, Staff feels the requested zoning district would not have an adverse impact on surrounding properties.
STAFF	

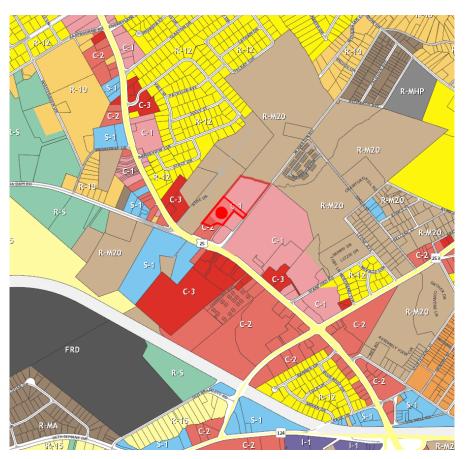
RECOMMENDATION: Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.



Aerial Photography, 2023



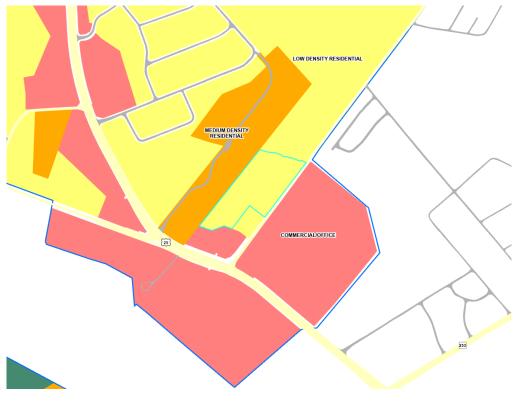
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map