



**Zoning Docket from May 20<sup>th</sup>, 2024 Public Hearing**

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



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

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner II

**RE:** CZ-2024-033

**APPLICANT:** Jesse Carter of Streams Development for HK Berea, LLC

**PROPERTY LOCATION:** 580 & 588 W. Marion Rd., Greenville, SC 29617

**PIN/TMS#(s):** Portion of B013030100509

**EXISTING ZONING:** C-1, Commercial District & C-2, Commercial District

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

**PROPOSED LAND USE:** Mini-Warehousing

**ACREAGE:** 3.73

**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 County Council in February of 2000. There have been no other rezoning requests.

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

**AREA CHARACTERISTICS:**

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

**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 *Transitional Corridor*. \*\*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 *Low Density Residential* \*\*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 *	C-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 - 6.5%	3,400 +17%

**CULTURAL AND ENVIRONMENTAL:**

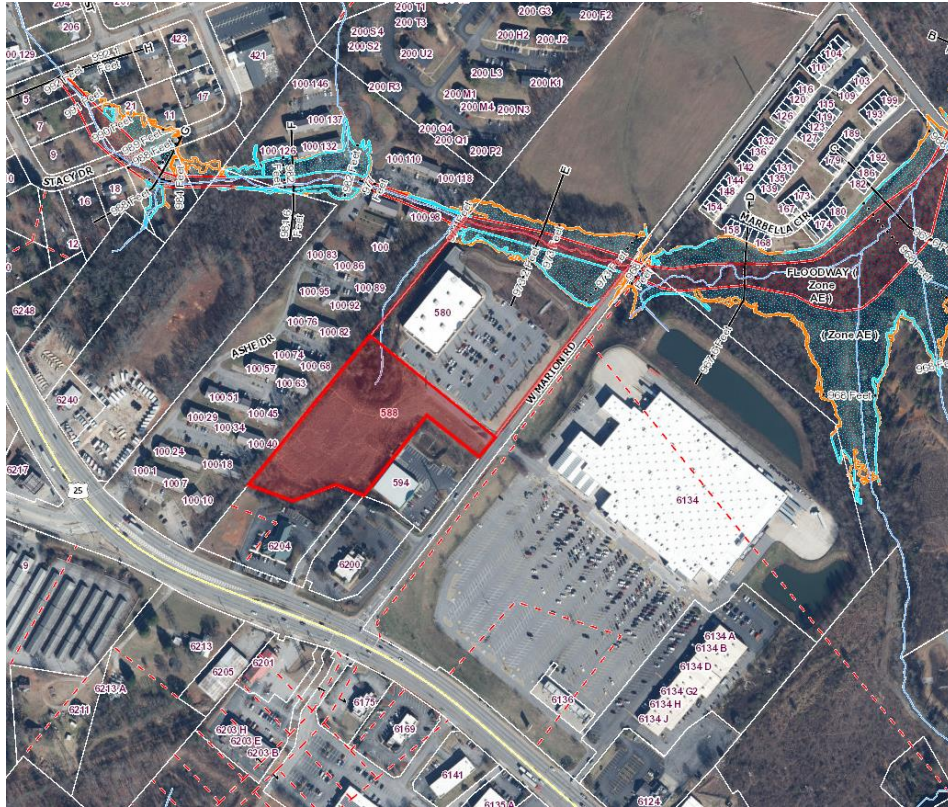
Floodplain is present on the northern portion of the site. Per Greenville County Floodplain Administration any development could not cause an impact to the floodplain and all development must comply with the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. Westcliffe Elementary & Alexander Elementary are located within one mile of the site.

**CONCLUSION:**

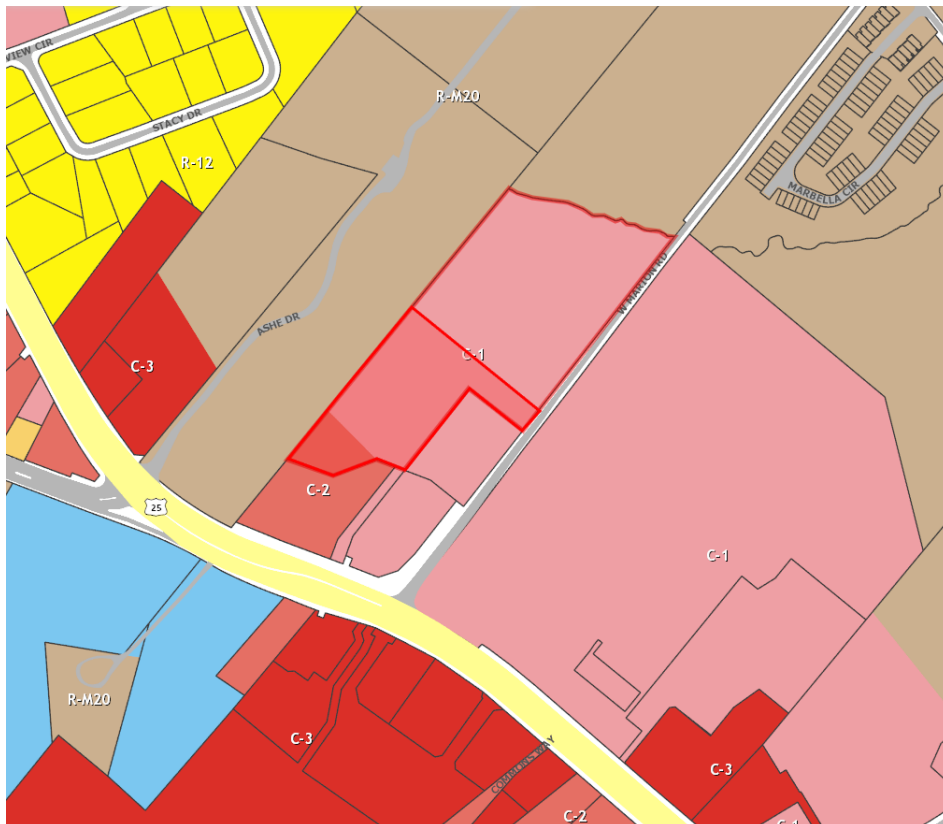
The subject parcel zoned C-1, Commercial District and C-2, Commercial District is located along W. Marion Road, a two-lane State-maintained collector road. Staff is of the opinion that the requested rezoning to C-3, Commercial District is consistent with the Plan Greenville County Comprehensive Plan, which designates the parcel as *Transitional Corridor* 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:**

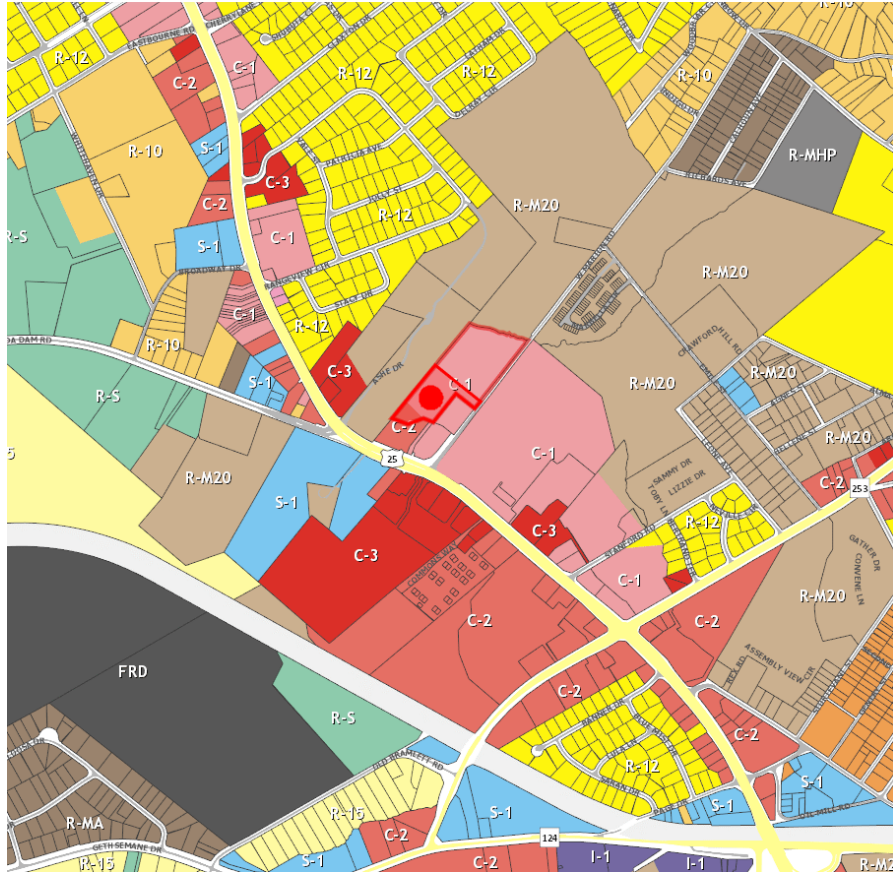
Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial District.



Aerial Photography, 2023



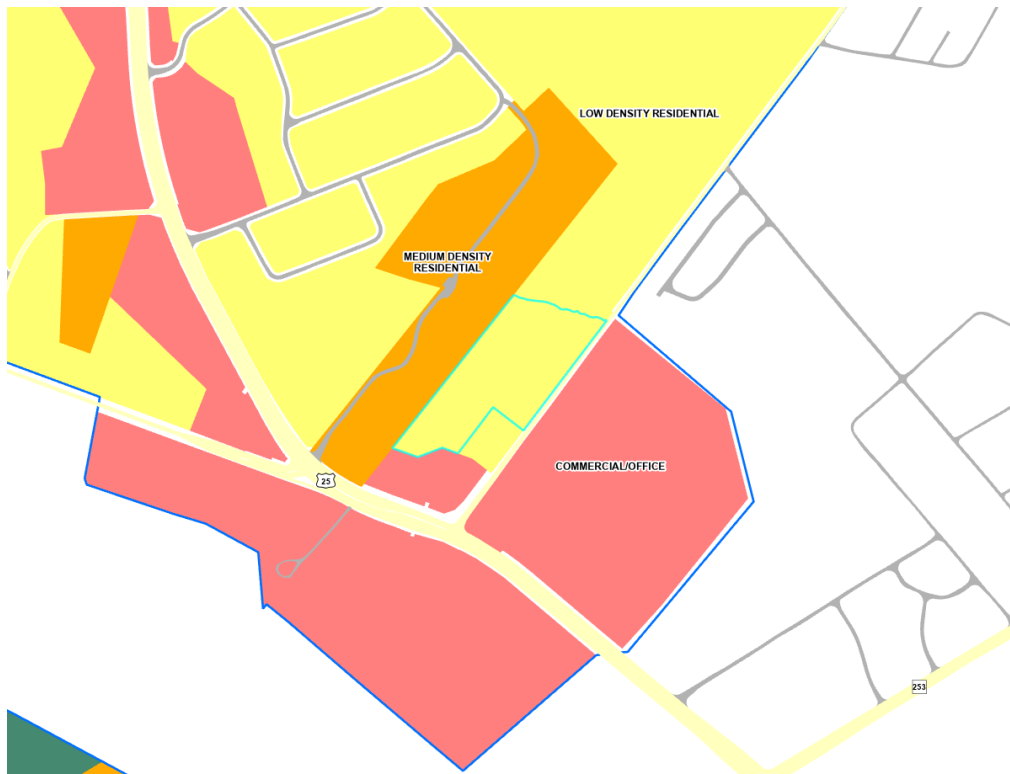
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map