

Zoning Docket from January 13th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-001	Irving Emmanuel Bueno Solan for Bernardino Bueno Heras Murrell Road, Greenville, SC 29605 WG01010203500 R-MHP, Residential Manufactured Home Park District to S-1, Services District	24	Approval	Approval 1/22/2025		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on January 13, 2024 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to open a family business for an auto repair facility Greenville is getting bigger and bigger and would like to have a business to help citizens <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Against:
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately 2.10 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 not part of any area or community plans but is adjacent to the <u>South Greenville Area Plan</u> designation of <i>Service/Industrial</i>. Murrell Road is a two-lane, County-maintained local road. The parcel has approximately 530 feet of frontage along Murrell Road. The parcel is approximately 0.03 miles east of the intersection of Grove Road (HWY 20) and Murrell Road. The property is +/-0.54 miles from Route 504 Bus Stop at the intersection of Grove Road and Old Piedmont Highway. There are no sidewalks located adjacent to the parcel. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site; Greenview Child Development Center and Thomas E Kerns Elementary. The applicant is requesting to rezone the property to S-1, Services District. The applicant is proposing an automobile repair facility. CONCLUSION and RECOMMENDATION: The subject parcel, zoned R-MHP, Residential Manufactured Home Park District, is located along Murrell Road, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the parcel as <i>Transitional Corridor</i> and would not create an adverse impact on surrounding properties. Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Lozko, Planner II

RE: CZ-2025-001

APPLICANT: Irving Emmanuel Bueno Solan for Bernardino Bueno Heras

PROPERTY LOCATION: Murrell Rd., Greenville, SC 29605

PIN/TMS#(s): WG01010203500

EXISTING ZONING: R-MHP, Residential Manufactured Home Park District

REQUESTED ZONING: S-1, Services District

PROPOSED LAND USE: Automobile Repair Facility

ACREAGE: 2.10

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The subject parcel was originally zoned R-MA, Multifamily Residential District in May of 1971 as part of Area 2. There has been one previous rezoning request; Docket CZ-1993-003, which requested rezoning from R-MA, Multifamily Residential District to R-MHP, Residential Manufactured Home Park District, this was approved by County Council in March of 1993. There have been no other rezoning requests.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-MHP	Manufactured Home Park
East	R-MA	Vacant Land & Fire Station
South	C-3	Gas Station
West	C-2	Restaurant

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

**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 not part of any area or community plans but is adjacent to the South Greenville Area Plan designation of *Service/Industrial*.

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	R-MHP	9 units/acre	2.10	18 units
Requested	S-1	N/A		0 units

A successful rezoning would not allow for any more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Murrell Road is a two-lane, County-maintained local road. The parcel has approximately 530 feet of frontage along Murrell Road. The parcel is approximately 0.03 miles east of the intersection of Grove Road (HWY 20) and Murrell Road. The property is +/-0.54 miles from Route 504 Bus Stop at the intersection of Grove Road and Old Piedmont Highway.

There are no sidewalks located adjacent to the parcel.

There are no traffic counts located in the immediate area.

**CULTURAL AND
ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Two schools are located within one mile of the site; Greenview Child Development Center and Thomas E Kerns Elementary.

CONCLUSION:

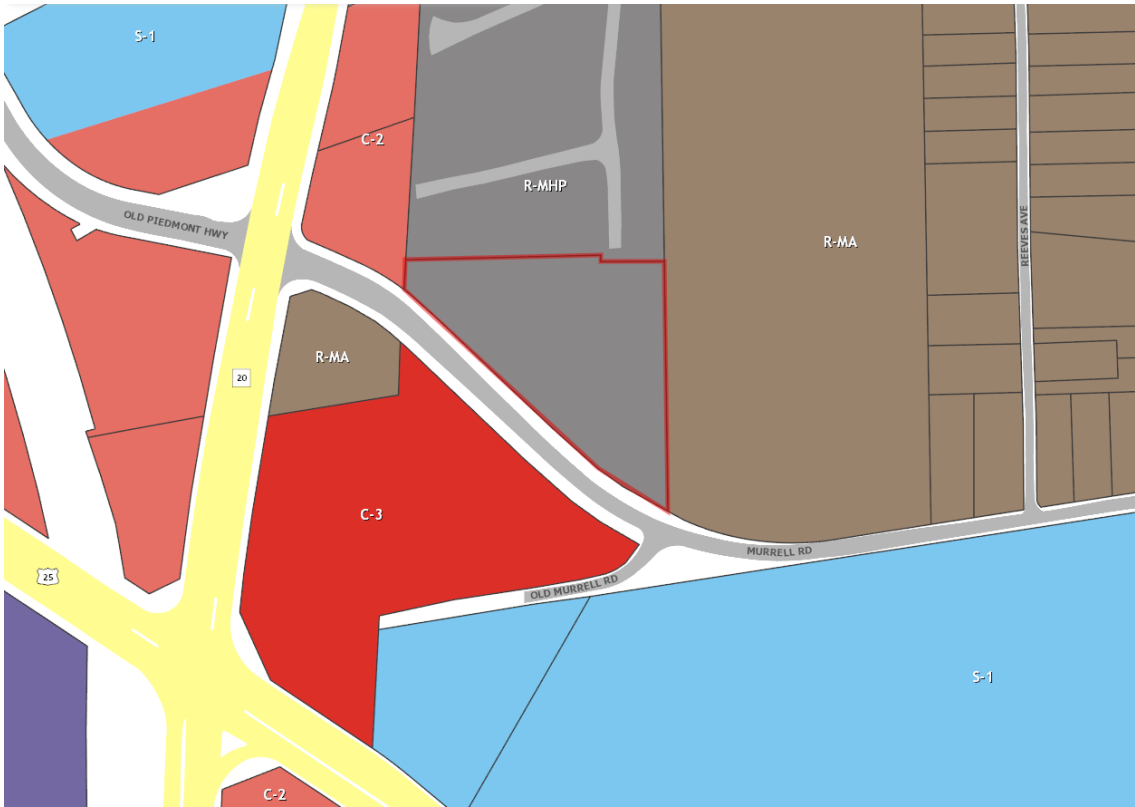
The subject parcel, zoned R-MHP, Residential Manufactured Home Park District, is located along Murrell Road, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to S-1, Services District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Transitional Corridor* and would not create an adverse impact on surrounding properties.

**STAFF
RECOMMENDATION:**

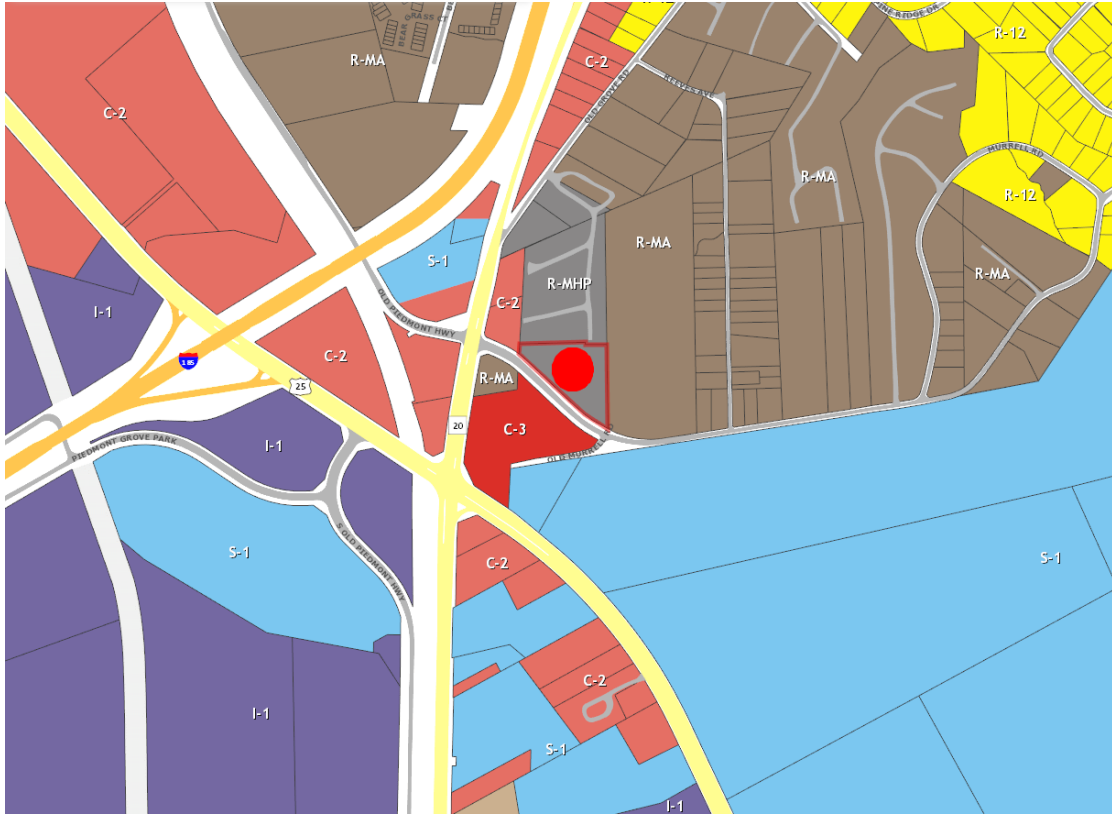
Based on these reasons, Staff recommends approval of the requested rezoning to S-1, Services District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map