

Zoning Docket from August 17th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-044	Nathan Kaser of Renaissance Custom Homes, LLC 18 Wilcun Dr., Greenville, SC 29617 B007000107700 C-1, Commercial District to R-MA, Multifamily Residential District	19	Approval	Denial 8/26/26		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 17, 2026 were: <u>Speakers For:</u> - Applicant - This property contained a single-family dwelling that caught fire and burned down - Would now like to build a multifamily development - Possibly several quadplex buildings <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter <u>For:</u> <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 1.1 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 Plan</u>, where it is designated as <i>Medium Density Residential</i>. - Wilcun Drive is a two-lane, county-maintained local road. The parcel has approximately 200 feet of road frontage along it. The property is approximately 0.4 miles northwest of the intersection of Farris Bridge Road (HWY 183) and Hunts Bridge Road. The property is not along a bus route but the Route 502 White Horse (Inbound) is 0.5 miles away at Farris Bridge Road and West Parker Lane. There are no sidewalks in the immediate area. - Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are 2 schools located within a mile of the site: Berea Elementary School and Berea High School. - The applicant is requesting to rezone the property to R-MA, Multifamily Residential District. - The applicant is proposing a multifamily development. CONCLUSION and RECOMMENDATION: The subject parcel zoned C-1, Commercial District is located along Wilcun Drive a two-lane, county-maintained local road. Staff is of the opinion that a successful rezoning to the R-MA, Multifamily Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Transitional Corridor</i> and would allow for a similar residential density to other zoning in the area.					

Zoning Docket from August 17th, 2026 Public Hearing

	Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential district.
PC	At the August 26, 2026 Planning Commission meeting, the Commission voted to deny the rezoning request to R-MA, Multifamily Residential District due to negative impacts that a proposed multifamily development could cause the existing single-family properties in the immediate area.



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

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Angel Sheldon, Planner I

RE: CZ-2026-044

APPLICANT: Nathan Kaser of Renaissance Custom Homes, LLC.

PROPERTY LOCATION: 18 Wilcun Dr., Greenville, SC 29617

PIN/TMS#(s): B007000107700

EXISTING ZONING: C-1, Commercial District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Multifamily Development

ACREAGE: 1.1

COUNCIL DISTRICT: 19 - Blount

ZONING HISTORY: The subject property was originally zoned C-1, commercial District in April 1972 as part of Area 3. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	Single-Family Residential
East	C-1	Single-Family Residential, Commercial
South	R-M20, C-1	Single-Family Residential, Commercial
West	R-M20	Single-Family Residential

WATER AVAILABILITY: Greenville Water – 6” on Wilcun Drive available to serve the property.

SEWER AVAILABILITY: MetroConnects – Sewer is available with an easement.

**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 *Medium 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	1.1 *	10 unit
Requested	R-MA	20 units/acre		22 units

*Only up to 80% of the total acreage could be used for residential within a mixed-use development.
A successful rezoning would allow for 12 more dwellings unit than is allowed under the current zoning.

ROADS AND TRAFFIC: Wilcun Drive is a two-lane, county-maintained local road. The parcel has approximately 200 feet of road frontage along it. The property is approximately 0.4 miles northwest of the intersection of Farris Bridge Road (HWY 183) and Hunts Bridge Road. The property is not along a bus route but the Route 502 White Horse (Inbound) is 0.5 miles away at Farris Bridge Road and West Parker Lane. There are no sidewalks in the

immediate area.

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. There are 2 schools located within a mile of the site: Berea Elementary School and Berea High School.

CONCLUSION:

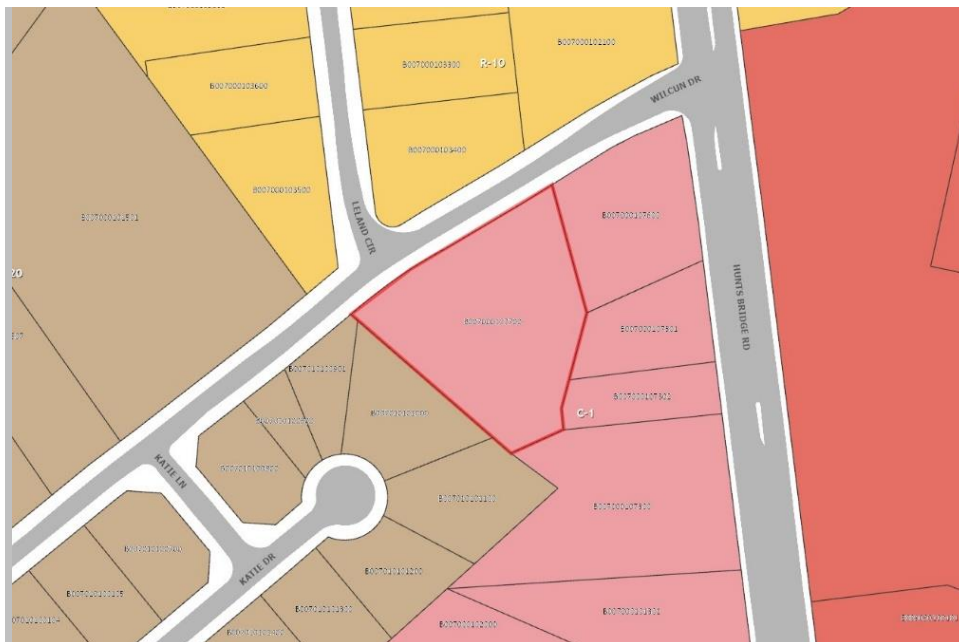
The subject parcel zoned C-1, Commercial District is located along Wilcun Drive a two-lane, county-maintained local road. Staff is of the opinion that a successful rezoning to the R-MA, Multifamily Residential District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Transitional Corridor* and would allow for a similar residential density to other zoning in the area.

**STAFF
RECOMMENDATION:**

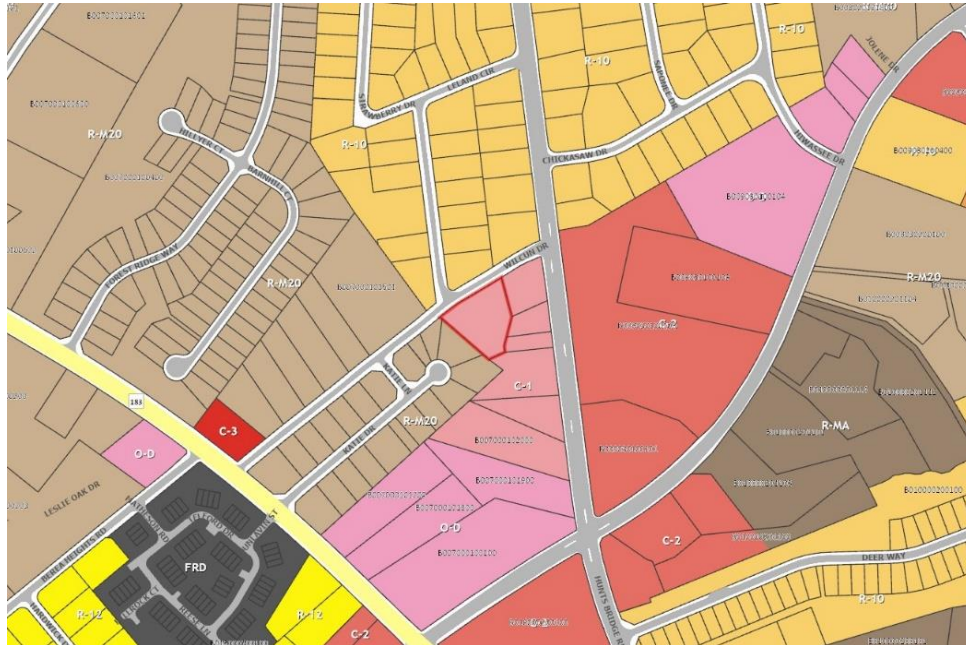
Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.



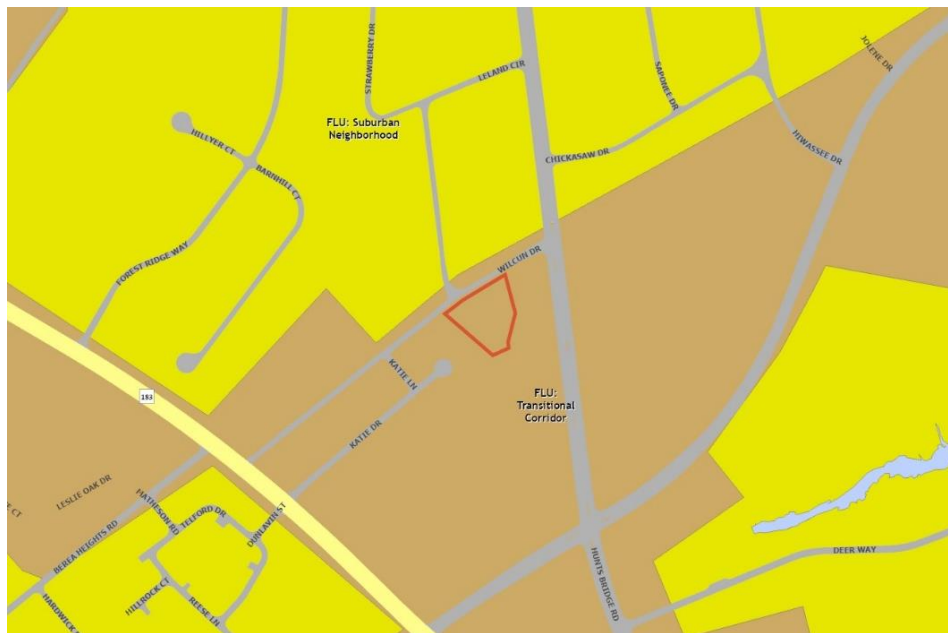
Aerial Photography, 2026

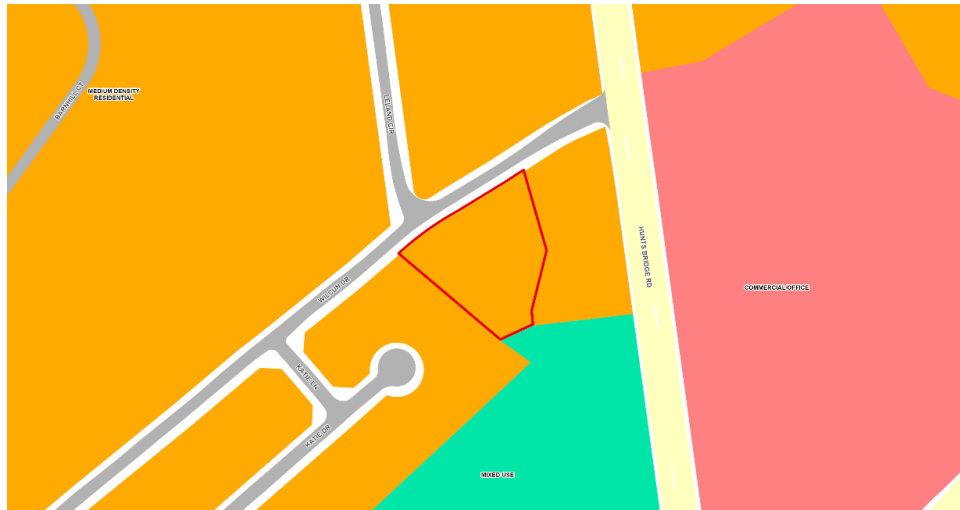


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



Berea Community Plan, Future Land Use Map