

Zoning Docket from August 17th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-045	Benny Janes for Tabernacle Baptist Church 18 and 20 Marcal St., Greenville, SC 29611 0240030201500 and a portion of 0240030201801 R-MA, Multifamily Residential District to C-2, Commercial District	23	Approval	Approval 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 - The applicant would like to rezone the property to be able to build a new children's homes at this location - Architect - Dealing with a building that is out of date and out of compliance and would like to build a new children's home <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: Petition – 89 Signatures <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 2.83 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed-Use Corridor</i>. - The subject property is part of the <u>Riverdale-Tanglewood Community Plan</u> Community Plan, where it is designated as <i>Public/Institutional</i>. - Marcal Street is a two-lane county-maintained local road. The property has approximately 225 feet of frontage along Marcal Street. The property is 0.25 miles southwest of the intersection of Easley Bridge Road and White Horse Road. The property is not along a bus route but the 502 White horse (Inbound) bus stop is 0.75 miles away at Easley Bridge Road and South Washington Avenue. 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: Tabernacle Baptist College and Welcome Elementary. - The applicant is requesting to rezone the property to C-2, Commercial District. The applicant is proposing a Care Center. CONCLUSION and RECOMMENDATION: The subject property zoned R-MA, Multifamily Residential District is located along Marcal Street, a two-lane county-maintained local 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 future land use designation of <i>Mixed-Use Corridor</i>, and would be consistent with similar zoning in the area.					

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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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Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Angel Sheldon, Planner I

RE: CZ-2026-045

APPLICANT: Benny James for Tabernacle Baptist Church

PROPERTY LOCATION: 18 & 20 Marcal St., Greenville, SC 29611

PIN/TMS#(s): 0240030201500 & a Portion of 0240030201801

EXISTING ZONING: R-MA, Multifamily Residential District

REQUESTED ZONING: C-2, Commercial District

PROPOSED LAND USE: Care Center

ACREAGE: 2.83

COUNCIL DISTRICT: 23 - Michell

ZONING HISTORY: The subject property was originally zoned C-2, Commercial District in June 1973 as part of Area 4A. A portion of parcels 0240030201500 and 0240030201801 were rezoned from C-2, Commercial District to R-M, Multifamily Residential District as part of previous Docket CZ-1981-049. The remainder of the subject property was rezoned from C-2 to R-MA as part of previous Docket CZ-1984-021. There have been no other rezoning requests for the property.

EXISTING LAND USE: Multifamily Dwelling

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	Utility Tower
East	R-MA	Church
South	C-2	Utility Office, Vacant Land
West	R-M20	Church

WATER AVAILABILITY: Greenville Water – 6” on Marcal Street available to Serve the properties.

SEWER AVAILABILITY: MetroConnects – Sewer is available

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed-Use Corridor*.
**Please refer to the Future Land Use Map at the end of the document.
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**AREA AND COMMUNITY
PLANS:**

The subject property is part of the Riverdale-Tanglewood Community Plan Community Plan, where it is designated as *Public/Institutional*.
**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	R-MA	20 units/acre	2.83*	56 units
Requested	C-2	16 units/acre		36 units

* Only up to 80% of the total acreage may be used for residential under a mixed-use development.

A successful rezoning would allow for 20 fewer dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Marcal Street is a two-lane county-maintained local road. The property

has approximately 225 feet of frontage along Marcal Street. The property is 0.25 miles southwest of the intersection of Easley Bridge Road and White Horse Road. The property is not along a bus route but the 502 White horse (Inbound) bus stop is 0.75 miles away at Easley Bridge Road and South Washington Avenue. 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 two schools located within a mile of the site: Tabernacle Baptist College and Welcome Elementary.

CONCLUSION:

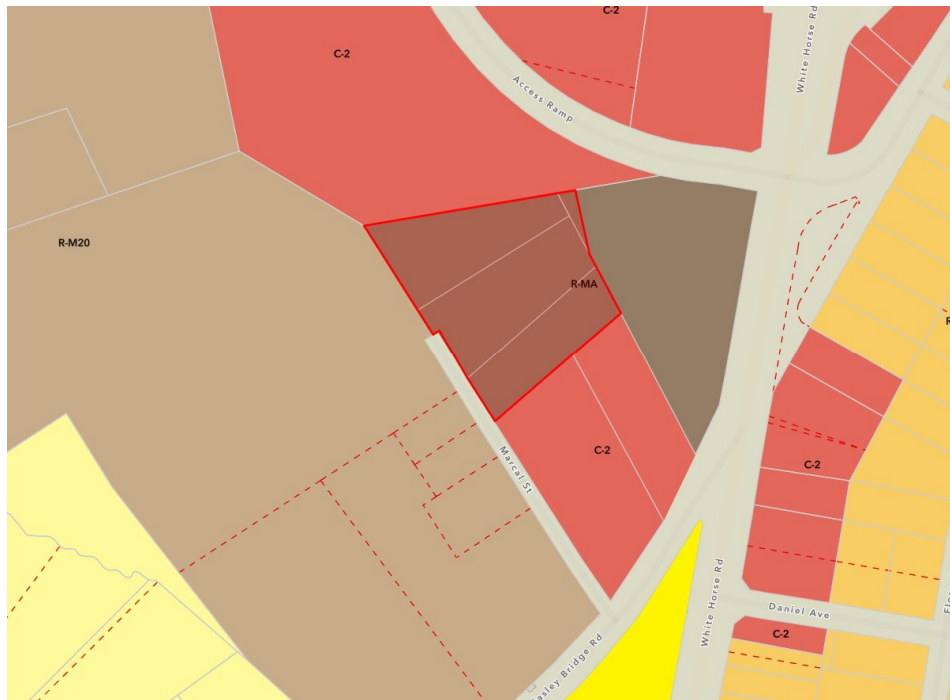
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**STAFF
RECOMMENDATION:**

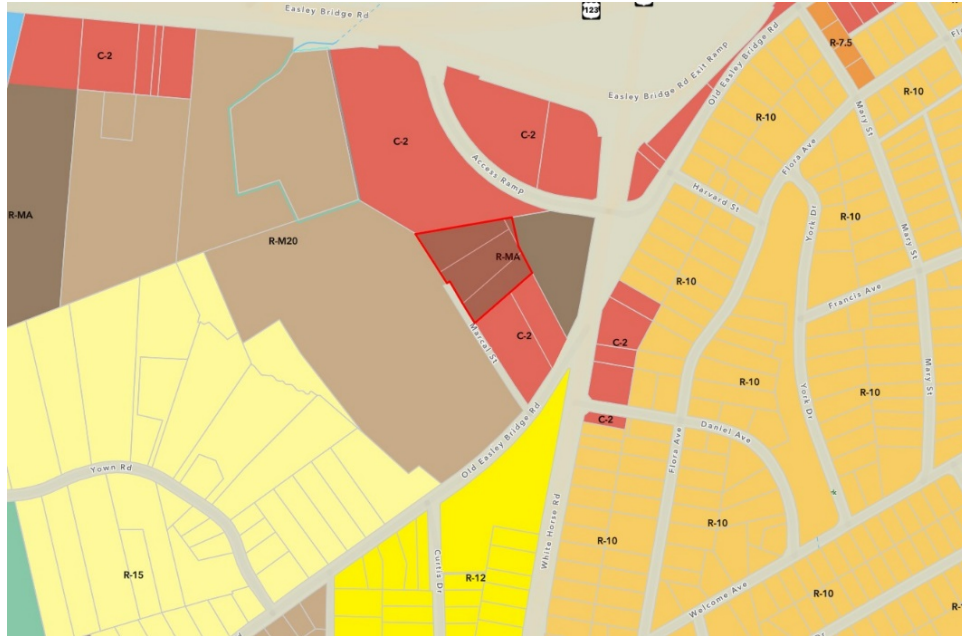
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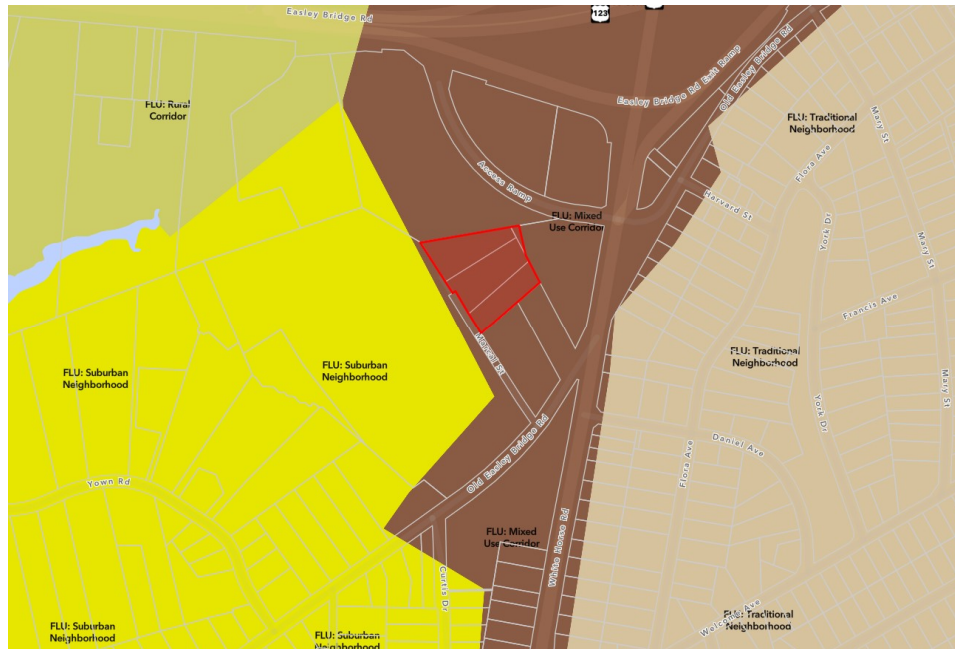
Aerial Photography, 2026

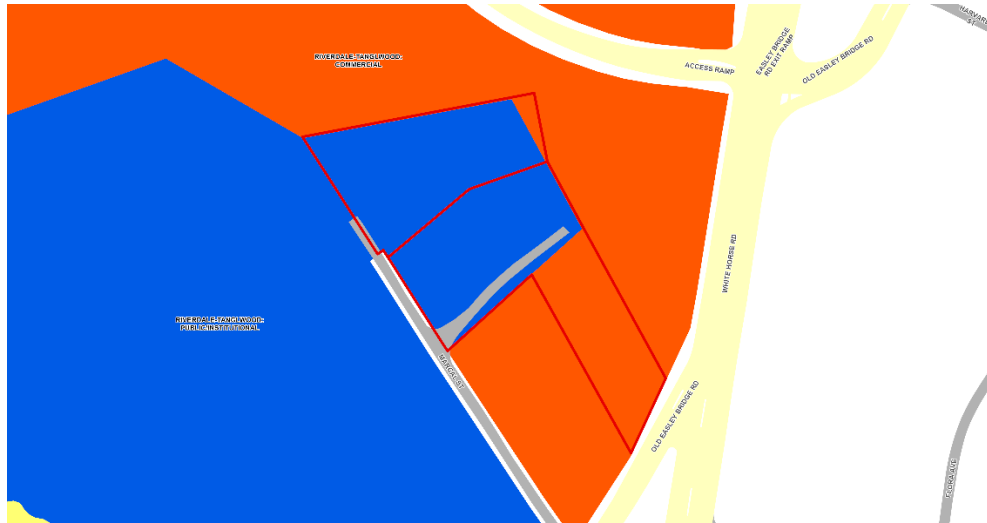


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map