



Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2024-061

APPLICANT: Austin Allen of Arbor Land Design for James Daniel Ivey

PROPERTY LOCATION: 212 Feaster Rd., Greenville, SC 29615

PIN/TMS#(s): 0547030101900

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: C-1, Commercial District

PROPOSED LAND USE: Business Office

ACREAGE: 1.1

COUNCIL DISTRICT: 21 – Harrison

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban District in May 1971 as part of Area 2. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	Vacant Land
East	S-1	Mini-Warehousing
South	S-1	Commercial
West	R-M20	Multifamily Residential

WATER AVAILABILITY: Greenville Water – Annexation covenant required

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 *Suburban Mixed-Use*.
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.

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-S	1.7 units/acre	1.1*	1 unit
Requested	C-1	12 units/acre		10 units

*Under a mixed-use development only 80% of the acreage can be residential.

A successful rezoning would allow for 9 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Feaster Road is a two to three-lane State-maintained collector road and the property has approximately 315 feet of frontage along it. The property is approximately 0.17 miles north of the intersection of Feaster Road and Woodruff Road (Hwy 146). The property is not along a bus route. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2019	2021	2022
Feaster Road	560' N	8,300	6,500 -21.7%	6,100 -6.2%

CULTURAL AND ENVIRONMENTAL:

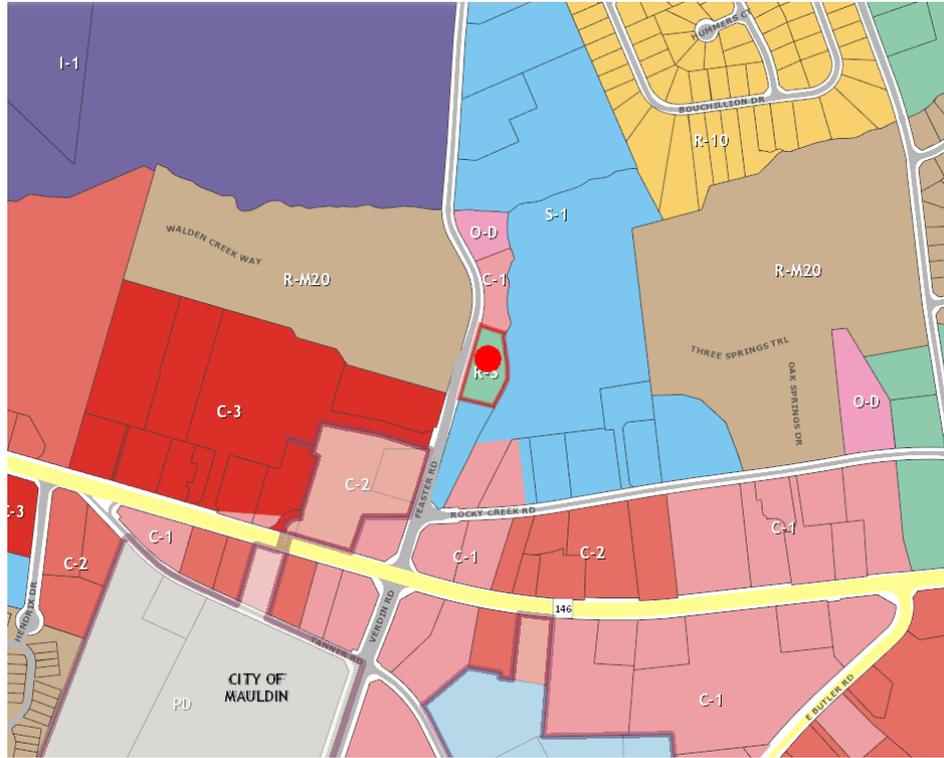
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Langston Charter Middle School, Golden Strip Career Technology Center, and Mauldin Elementary School.

CONCLUSION:

The subject property, zoned R-S, Residential Suburban District is located along Feaster Road, a two to three-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to C-1, Commercial District would be consistent with the Plan Greenville County Comprehensive plan designation of *Suburban Mixed-Use* which lists office space as a primary use. The proposed zoning district would also be consistent with other parcel zoning in the area.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to C-1, Commercial District.



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map