



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

FROM: Todd Baxley, Planner II

RE: CZ-2024-063

APPLICANT: Malcolm Avier Sirmons and Bethany Rachel Sirmons

PROPERTY LOCATION: 307 Edwards St. & Cline St., Taylors, SC 29687

PIN/TMS#(s): T034010201800

EXISTING ZONING: R-20, Single-Family Residential District

REQUESTED ZONING: R-10, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.53

COUNCIL DISTRICT: 18 – Barnes

ZONING HISTORY: The subject property was originally zoned R-20, Single-Family Residential District in May, 1970 as part of Area 1. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-20	Single-Family Residential
South	R-20	Single-Family Residential
West	R-10	Single-Family 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 *Suburban Neighborhood*. **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-20	2.2 units/acre	0.53	1 unit
Requested	R-10	4.4 units/acre		2 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

Edwards Street is a two-lane State-maintained local road and the property has approximately 61 feet of frontage along it. Cline Street is a two-lane County-maintained local road and the property has approximately 52 feet of frontage along it. The property is approximately 0.06 miles north of the intersection of Edwards Street and East Lee Road. The property is not along a bus route. There are no sidewalks in the immediate area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

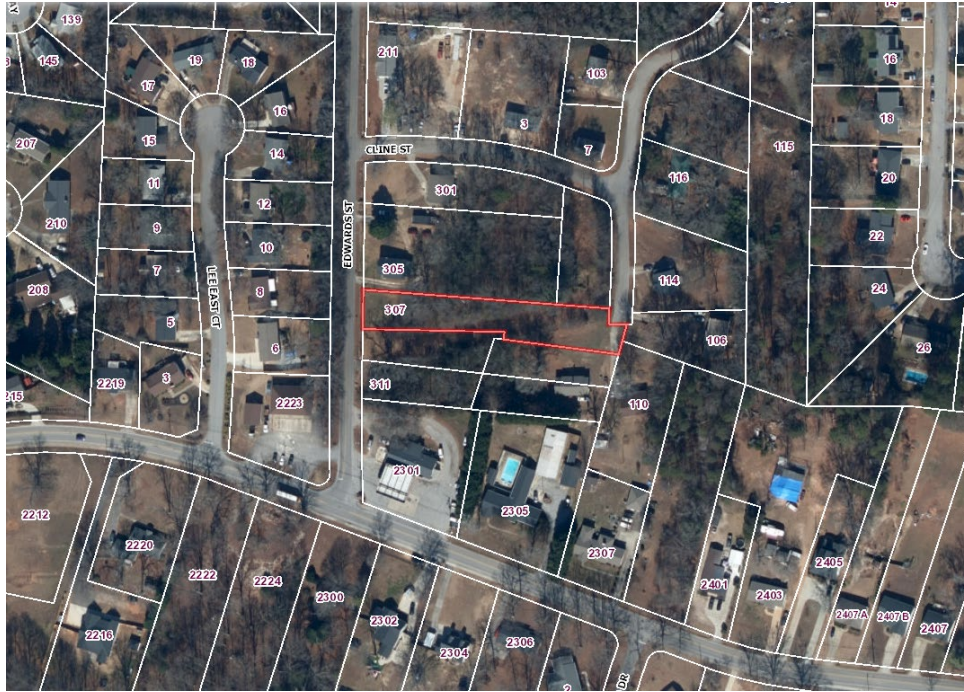
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within a mile of the site: Brook Glenn Elementary School & Greenville Presbyterian Theological Seminary.

CONCLUSION:

The subject property, zoned R-20, Single-Family Residential District is located along Edwards Street, a two-lane State-maintained local road and Cline Street, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-10, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Neighborhood* and would not have an adverse impact on the surrounding area.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In

