

Zoning Docket from August 18th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-055	<p>Jessica R. Chapman of Site Design, Inc. for Greenville County Redevelopment Authority 212 Gridley St., 214 Morris St., & Bailey St., Greenville, SC 29609 0155000900700 & 0155000800100 FRD, Flexible Review District to FRD – MC, Flexible Review District – Major Change & R-7.5, Single-Family Residential District</p>	19 & 23	Approval	Approval 8/27/25	Approval 9/15/25	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 18, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to remove the southern portion of the FRD zoned parcel to rezone it to R-7.5. Since the initial rezoning to FRD, the use of townhomes has become too costly to meet their plans and would like to build detached residential housing <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: Pre-Submittal Meeting on 6.09.2025</p>					<p>Petition/Letter For:</p> <p>Against:</p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 1.49 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. The subject property is part of the <u>Sans Souci Area Plan</u>, where it is designated as <i>Multi-Family Residential</i>. Gridley, Morris, and Bailey Streets are all two-lane, County-maintained residential roads. The parcels have approximately 250 feet of road frontage along Gridley Street, 500 feet of road frontage along Morris Street, and 145 feet of road frontage along Bailey Street. The parcels are approximately 0.52 miles north of the Intersection of Old Buncombe Road and Cedar Lane Road. The property is not located along a bus route but has a Bus Stop is 0.26 miles away located on the intersection of Old Buncombe Road and Neely Street. There are no sidewalks located along the parcels. Floodplain is not present on the site. There are no known historic or cultural resources on the site. Cherrydale Elementary & Legacy Early College-Washing Campus are located within one mile of the site. The applicant is requesting to rezone the property to FRD-MC, Flexible Review District – Major Change & R-7.5, Single-Family Residential. The applicant is proposing single-family attached and detached residential. 					

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Project Information:

The applicant is proposing to remove the southern parcel, totaling 1.03 acres, from the Flexible Review District and rezone it back to its previous zoning district of R-7.5.

Proposed Land Uses:

The FRD land use would remain Single-Family Attached Residential.

Architectural Design:

The applicant states that there will be six residential units attached in pairs. Units will have three bedrooms and 2 bathrooms with a max gross square footage of 1,960 each and a maximum height of 45'. Homes will feature a modern farmhouse design with materials such as fiber cement or vinyl siding, asphalt shingles, standing seam metal roof, and vinyl windows.

Access and Parking:

There will be two dedicated parking spaces per unit, and 5 additional pull-off parking spaces.

Landscaping and Buffering:

A 20' landscape buffer will be provided along the perimeter of the site. A parking space for one of the units will need to encroach into this buffer. Tree plantings will be provided to comply with credit requirements of the Greenville County Tree Ordinance.

Signage and Lighting:

Each unit will have two front façade mounted light fixtures with one on the rear. Lighting will be full cutoff with a maximum mounting height of 16'. There is no proposed signage for the development.

CONCLUSION and RECOMMENDATION:

The subject property, zoned FRD, Flexible Review District, is located along Gridley, Morris, and Bailey Streets, all two-lane, County- maintained residential roads. Staff is of the opinion that a successful rezoning to FRD-MC, Flexible Review District – Major Change and R-7.5, Single-Family Residential District would be consistent with similar zoning and land uses in the area and would not create an adverse impact on the surrounding properties.

Based on these reasons, staff recommends approval of the requested rezoning to FRD-MC, Flexible Review District – Major Change and R-7.5, Single-Family Residential District.