Zoning Docket from January 13th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-005	Paul J. Harrison of Bluewater Civil Design for Michel Benton Gibson Gibson Dr. & Martin Dr., Greenville, SC 29617 0508010100900 R-S, Residential Suburban District to R-M8, Multifamily Residential District	19	Denial	No Recommendation 1/22/2025		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on January 13, 2024 were: Speakers For:Petition/ For:1. Applicant• Would like to rezone the property to develop a single-family residential subdivision • Have received some phone calls from residents in the area • Requesting R-M8 due to the close proximity of White Horse Rd. • There are currently no plans for the western side of Gibson Dr. (small portion of the parcel on this side of the road) • Currently proposing 90 units for this parcel • The units would be residential town homes for saleSpeakers Against: 1. Citizen • Lived around the corner from the subject parcel for around 3 years • Concerned with traffic safety and additional traffic that this proposed subdivision could cause • Gibson Rd. is in poor conditionPetition/					
Staff Report	 Below are the facts pertaining to this docket: The subject property consists of approximately 15.8 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i>. The subject property is not part of any area or community plans. Gibson Drive is a two-lane County-maintained residential road. The parcel has approximately 687 feet of frontage along the north side of Gibson Drive and 724 feet of frontage south of Gibson Drive. Martin Drive is a two-lane County-maintained local road. The parcel has approximately 574 feet of frontage along Martin Drive. The property is approximately 0.15 miles northwest of the intersection of Martin Drive and White Horse Road (HWY 25). The property is not along a bus route. 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 three schools located within a mile of the site: Armstrong Elementary, Berea Middle, & Greenville Technical College – Northwest Campus. The applicant is requesting to rezone the property to R-M8, Multifamily Residential District. The applicant is proposing a single-family attached residential development. 					

CONCLUSION and RECOMMENDATION:The subject property, zoned R-S, Residential Suburban District is located along Gibson Drive, a two-
lane County-maintained residential road and Martin Drive, a two-lane, County-maintained local road.
Staff is of the opinion that a successful rezoning to R-M8, Multifamily Residential District would not
be consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as
Suburban Edge and suggests a gross density of 0 to 1 dwelling per acre.Based on these reasons, staff recommends denial of the requested rezoning to R-M8, Multifamily
Residential District.GCPCAt the January 22nd 2025 Greenville County Planning Commission meeting, they voted to send the
rezoning request to Planning & Development Committee with no recommendation and the
suggestion to hold the docket to give the applicant time to host a community meeting.



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

то:	County Council Planning and Development Committee Planning Commission
FROM:	Kelsey Lozko, Planner II
RE:	CZ-2025-005
APPLICANT:	Paul J. Harrison of Bluewater Civil Design for Michael Benton Gibson
PROPERTY LOCATION:	Gibson Dr. & Martin Dr., Greenville, SC 29617
PIN/TMS#(s):	0508010100900
EXISTING ZONING:	R-S, Residential Suburban District
REQUESTED ZONING:	R-M8, Multifamily Residential District
PROPOSED LAND USE:	Single-Family Attached Residential
ACREAGE:	15.8
COUNCIL DISTRICT:	19 – Blount

ZONING HISTORY:	The subject property was originally zoned R-S, Residential Suburban
	District in April, 1972 as part of Area 3. There have been no other zoning
	requests pertaining to this property.

Vacant Land

EXISTING LAND LISE

EXISTING LAND USE:	Vacar	nt Land		
AREA	Direction	Zoning	Land Use	
CHARACTERISTICS:	North	R-M20 & R-S	Single-Family Residential & School	
	East	R-S	Vacant Land	
	South	R-S	Single-Family Residential & Vacant Land	
	West	R-S	Single-Family Residential & Vacant Land	
WATER AVAILABILITY: SEWER AVAILABILITY: <u>PLAN GREENVILLE COUNTY</u> CONFORMANCE:	Metro The Comp	Greenville Water Metro District – Sewer is accessible The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Edge</i> . **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	15.0	26 units
Requested	R-M8	8 units/acre	15.8	126 units

A successful rezoning would allow for 100 more dwelling units than are allowed under the current zoning.

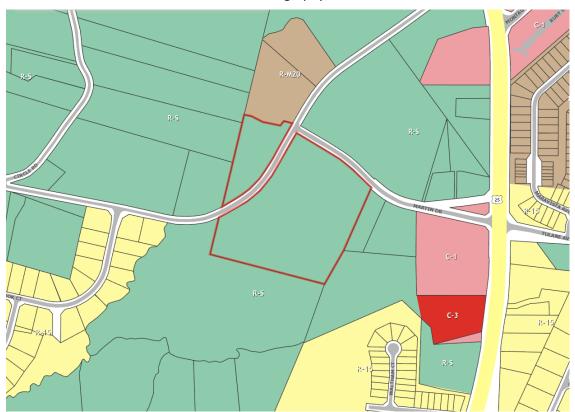
ROADS AND TRAFFIC: Gibson Drive is a two-lane County-maintained residential road. The parcel has approximately 687 feet of frontage along the north side of Gibson Drive and 724 feet of frontage south of Gibson Drive. Martin Drive is a two-lane County-maintained local road. The parcel has approximately 574 feet of frontage along Martin Drive. The property is approximately 0.15 miles northwest of the intersection of Martin Drive and White Horse Road (HWY 25). The property is not along a bus route. There are no sidewalks in the immediate area.

There are no traffic counts located in the immediate area.

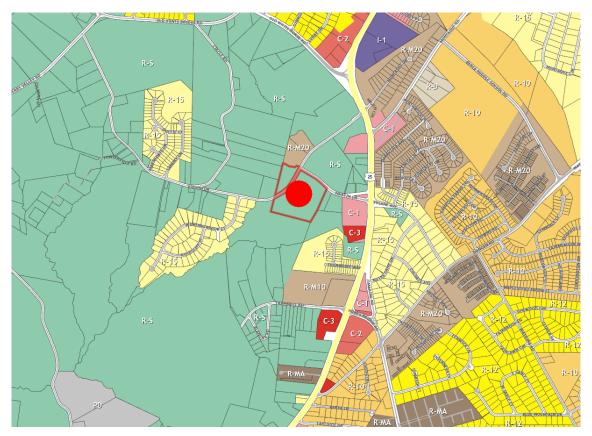
CULTURAL AND	
ENVIRONMENTAL:	Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Armstrong Elementary, Berea Middle, & Greenville Technical College – Northwest Campus.
CONCLUSION:	The subject property, zoned R-S, Residential Suburban District is located along Gibson Drive, a two-lane County-maintained residential road and Martin Drive, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to R-M8, Multifamily Residential District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan which designates the parcel as <i>Suburban Edge</i> and suggests a gross density of 0 to 1 dwelling per acre.
STAFF	
RECOMMENDATION:	Based on these reasons, Staff recommends denial of the requested rezoning to R-M8, Multifamily Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map