

Zoning Docket from January 13th, 2025 Public Hearing

[illegible]

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	<p>CONCLUSION and RECOMMENDATION:</p> <p>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.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-M8, Multifamily Residential District.</p>
GCPC	<p>At 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.</p>



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

TO: 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.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
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: 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 Edge*. **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	15.8	26 units
Requested	R-M8	8 units/acre		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:

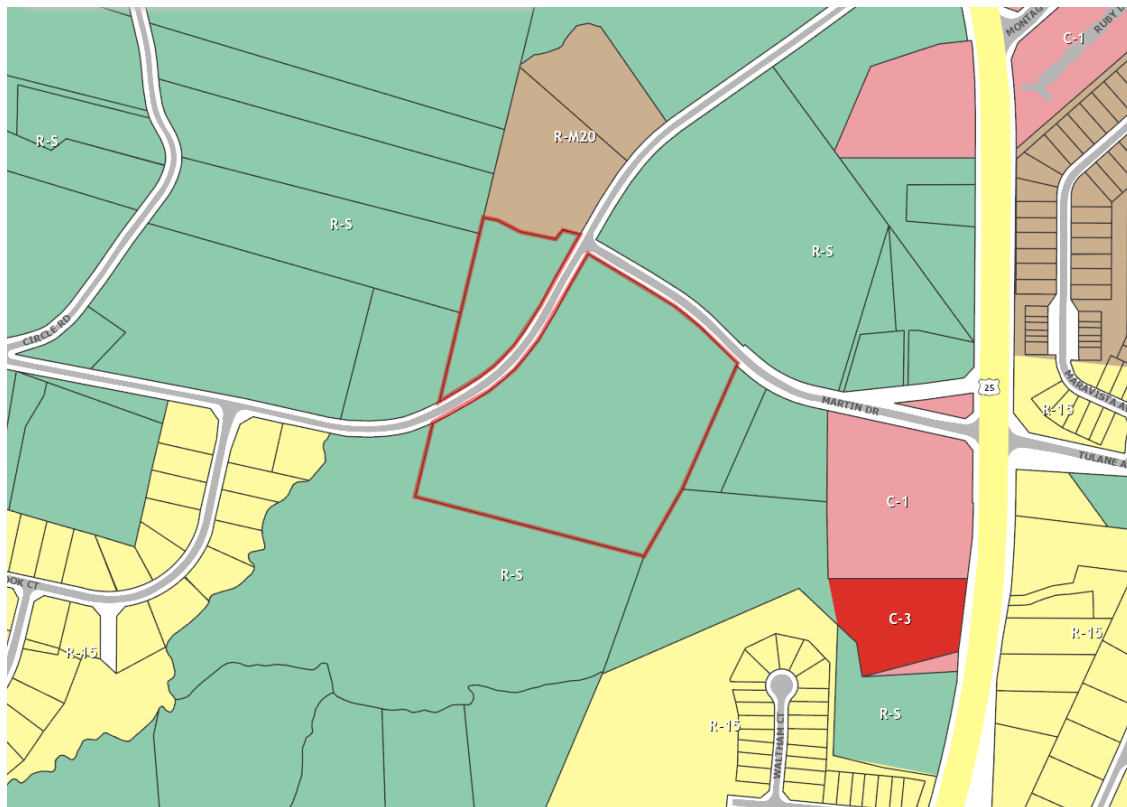
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**STAFF
RECOMMENDATION:**

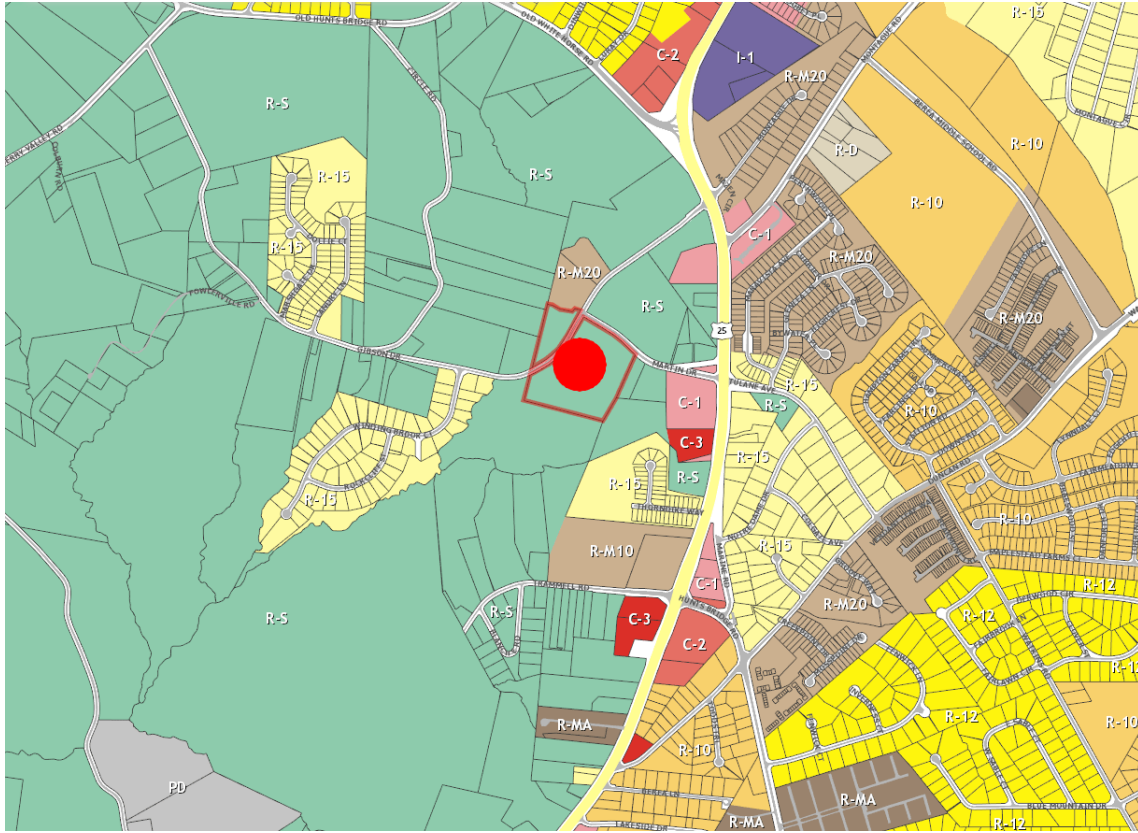
Based on these reasons, Staff recommends denial of the requested rezoning to R-M8, Multifamily Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map