

Zoning Docket from January 13th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-006	Paul J. Harrison of Bluewater Civil Design for Palmetto Business Partners, LLC New Easley Hwy., Greenville, SC 29611 0240030102704 S-1, Services District to R-M10, Multifamily Residential District	23	Denial	Denial 1/22/2025		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 13, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> This section of Hwy. 123 is more fitting for residential mores so than the uses that are allowed in the S-1, Services District The Riverdale-Tanglewood Area Plan calls for this parcel to be used for services, but it also calls for more residential within the area of the Plan boundary Directly across from multifamily zoned parcels Proposing currently 62 single-family residential units for sale <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></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 8.3 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as primarily <i>Rural Corridor</i>, with a portion as <i>Traditional Neighborhood</i> The subject property is part of the Riverdale-Tanglewood Area Plan, where it is designated as <i>Service</i>. Easley Bridge Road is a four-lane State-maintained arterial road and the property has approximately 420 feet of frontage along it. Bent Bridge Road is a two-lane County-maintained local road and the property has approximately 130 feet of frontage along it. The property is approximately 0.31 miles northwest of the Easley Bridge Road and White Horse Road overpass. 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 two schools located within a mile of the site: Tabernacle Baptist College & Welcome Elementary. The applicant is requesting to rezone the property to R-M10, Multifamily Residential District. The applicant is proposing a Single-Family Attached Residential Development. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned S-1, Services District is located along Easley Bridge Road, a four-lane State-maintained arterial road and Bent Bridge Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-M10, Multifamily Residential District would not be</p>					

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	<p>consistent with the <u>Plan Greenville County</u> Comprehensive Plan designation of <i>Rural Corridor</i>, nor would it be consistent with the <u>Riverdale-Tanglewood Area Plan</u> designation of <i>Service</i>.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential District.</p>
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Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2025-006

APPLICANT: Paul J. Harrison of Bluewater Civil Design for Palmetto
Business Partners, LLC

PROPERTY LOCATION: New Easley Hwy., Greenville, SC 29611

PIN/TMS#(s): 0240030102704

EXISTING ZONING: S-1, Services District

REQUESTED ZONING: R-M10, Multifamily Residential District

PROPOSED LAND USE: Single-Family Attached Residential

ACREAGE: 8.3

COUNCIL DISTRICT: 23 – Mitchell

ZONING HISTORY: The subject property was originally zoned R-M, Multifamily Residential District in June, 1973 as part of Area 4A. The property was rezoned from R-M to S-1, Services District as part of rezoning docket CZ-1997-035. There have been no other rezoning requests for the property.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	Single-Family Residential
East	R-20	Single-Family Residential
South	C-2, R-M20	Commercial, Vacant Land
West	S-1	Commercial

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 primarily *Rural Corridor*, with a portion as *Traditional Neighborhood*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY
PLANS:**

The subject property is part of the Riverdale-Tanglewood Area Plan, where it is designated as *Service*. **Please refer to the Future Land Use Map at the end of the document.**

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	S-1	0 units/acre	8.3	0 unit
Requested	R-M10	10 units/acre		83 units

A successful rezoning would allow for 83 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC: Easley Bridge Road is a four-lane State-maintained arterial road and the property has approximately 420 feet of frontage along it. Bent Bridge Road is a two-lane County-maintained local road and the property has approximately 130 feet of frontage along it. The property is approximately 0.31 miles northwest of the Easley Bridge Road and White Horse Road overpass. 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
Easley Bridge Road	2,575' W	22,100	23,600 +6.6%	24,000 +1.7%

**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: Tabernacle Baptist College & Welcome Elementary.

CONCLUSION:

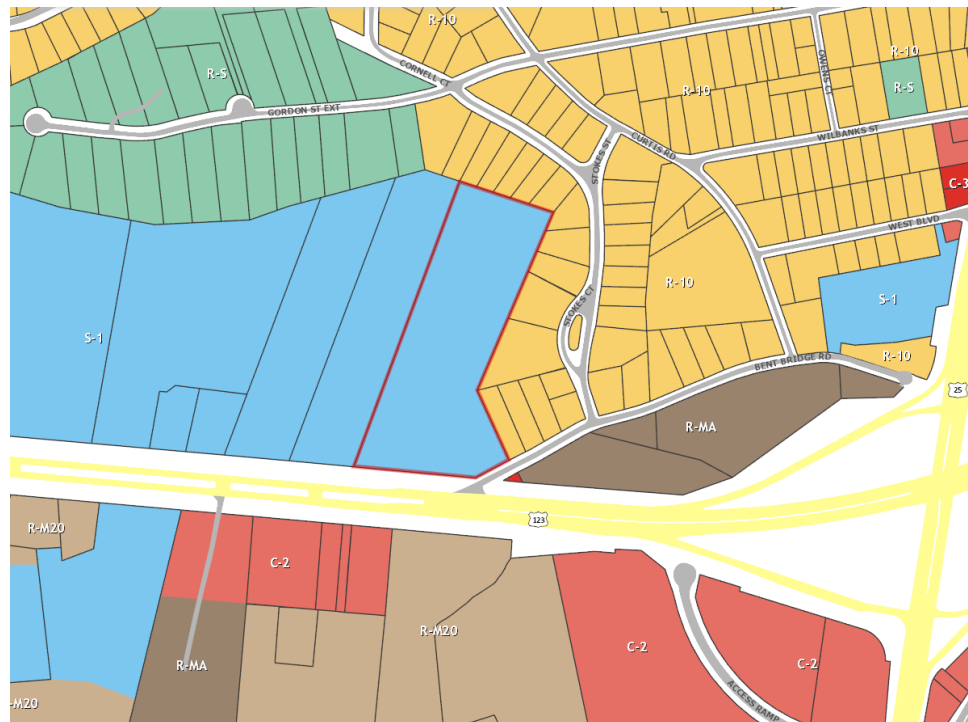
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**STAFF
RECOMMENDATION:**

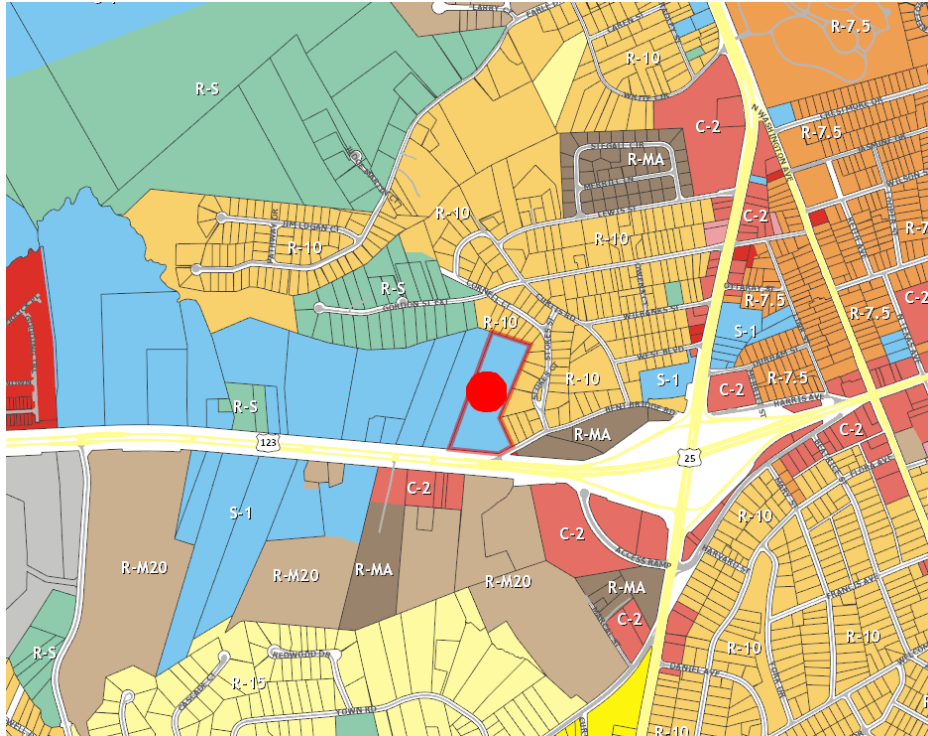
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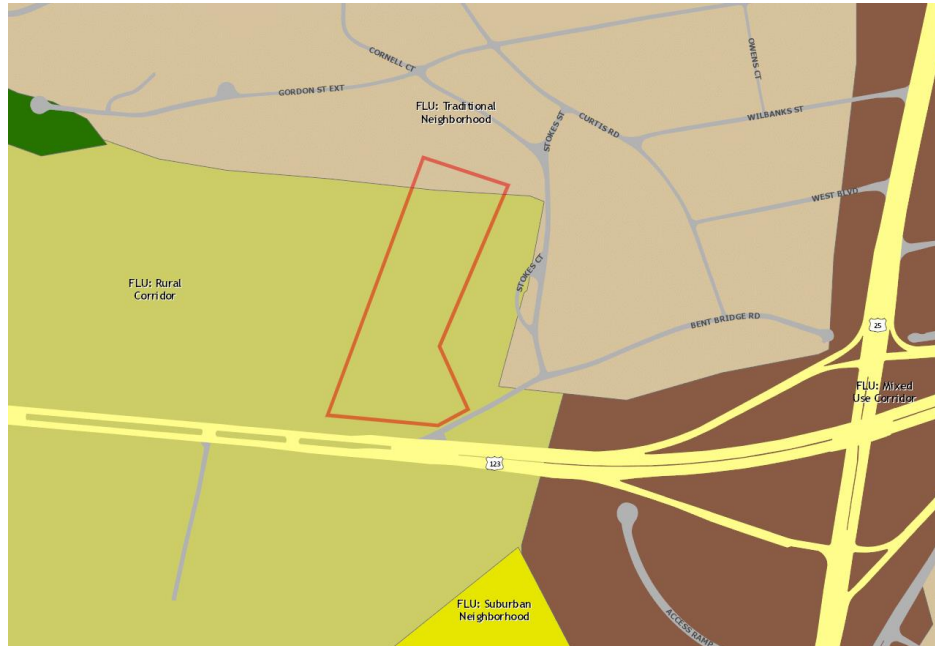
Aerial Photography, 2024

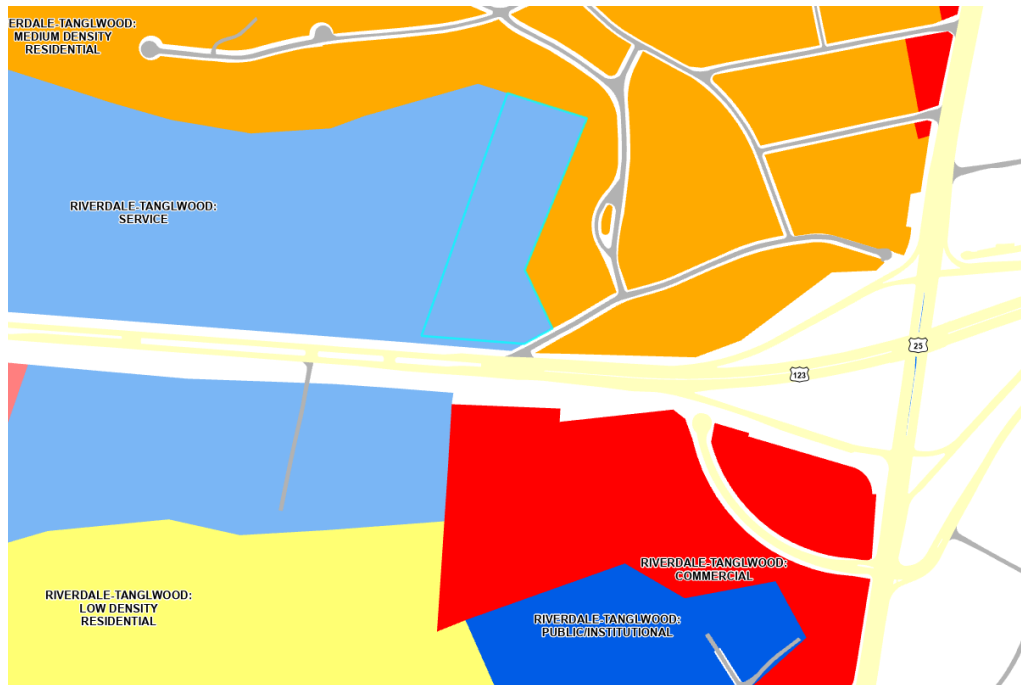


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood, Future Land Use Map