

Zoning Docket from July 14th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-050	Jonathan Nett of CivilSD, LLC for Las Cruces Investments LLC Agnew Rd. & Richards Ave., Greenville SC 29617 0132000100300 R-MHP, Residential Manufactured Home Park District to R-6, Single-Family Residential District	19	Approval	Approval 7/23/25		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on July 14, 2025 were: <u>Speakers For:</u> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> This site was previously submitted for R-M8 which was denied Now has a concept plan for approximately 50 single-family residential lots Has both sewer and water <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: <ul style="list-style-type: none"> The subject property consists of approximately 12.45 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 not part of any area or community plans. Agnew Road is a two-lane State-maintained collector road and the property has approximately 540 feet of frontage along it. Richard Avenue is a two-lane County-maintained local road and the property has approximately 985 feet of frontage along it. The property is approximately 0.8 miles north of the intersection of White Horse Road (Hwy 25) and West Blue Ridge Drive (Hwy 253). The property is not along a bus route. There are no sidewalks in the immediate area. Floodplain is present on the site; any development must follow the county Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Alexander Elementary, Monaview Elementary, and Westcliffe Elementary. 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-MHP Residential Manufactured Home Park District, is located along Agnew Road, a two-lane State-maintained collector road and Richards Avenue, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-6, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Traditional Neighborhood</i> and would not have an adverse impact on the surrounding area.					

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	Based on these reasons, staff recommends approval of the requested rezoning to R-6, Single-family Residential District.
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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: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2025-050

APPLICANT: Jonathan Nett of CivilSD, LLC for Las Cruces Investments LLC

PROPERTY LOCATION: Agnew Rd. & Richards Ave., Greenville SC 29617

PIN/TMS#(s): 0132000100300

EXISTING ZONING: R-MHP, Residential Manufactured Home Park District

REQUESTED ZONING: R-6, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 12.45

COUNCIL DISTRICT: 19 – Blount

ZONING HISTORY: The subject property was originally zoned R-M, Multifamily Residential District in April, 1972 as part of Area 3. The property was rezoned from R-M to R-MHP, Residential Manufactured Home Park District as part of rezoning docket CZ-1997-048. Docket CZ-2025-014 to rezone the property from R-MHP to R-M8, Multifamily Residential District was denied by Council. There have been no other rezoning requests for the property.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10, R-MA	Single-Family Residential, Multifamily
East	R-12	Single-Family Residential
South	R-M20	Vacant Land
West	R-MA	Single-Family Residential, Religious Facility

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 *Traditional 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-MHP	9 units/acre	12.45	112 units
Requested	R-6	7.3 units/acre		90 units

A successful rezoning would allow for 22 less dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC: Agnew Road is a two-lane State-maintained collector road and the property has approximately 540 feet of frontage along it. Richard Avenue is a two-lane County-maintained local road and the property has approximately 985 feet of frontage along it. The property is approximately 0.8 miles north of the intersection of White Horse Road (Hwy 25) and West Blue Ridge Drive (Hwy 253). The property is not

along a bus route. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2012	2023	2024
Agnew Road	450' E	1,500	1,500 +0%	1,700 +13.3%

**CULTURAL AND
ENVIRONMENTAL:**

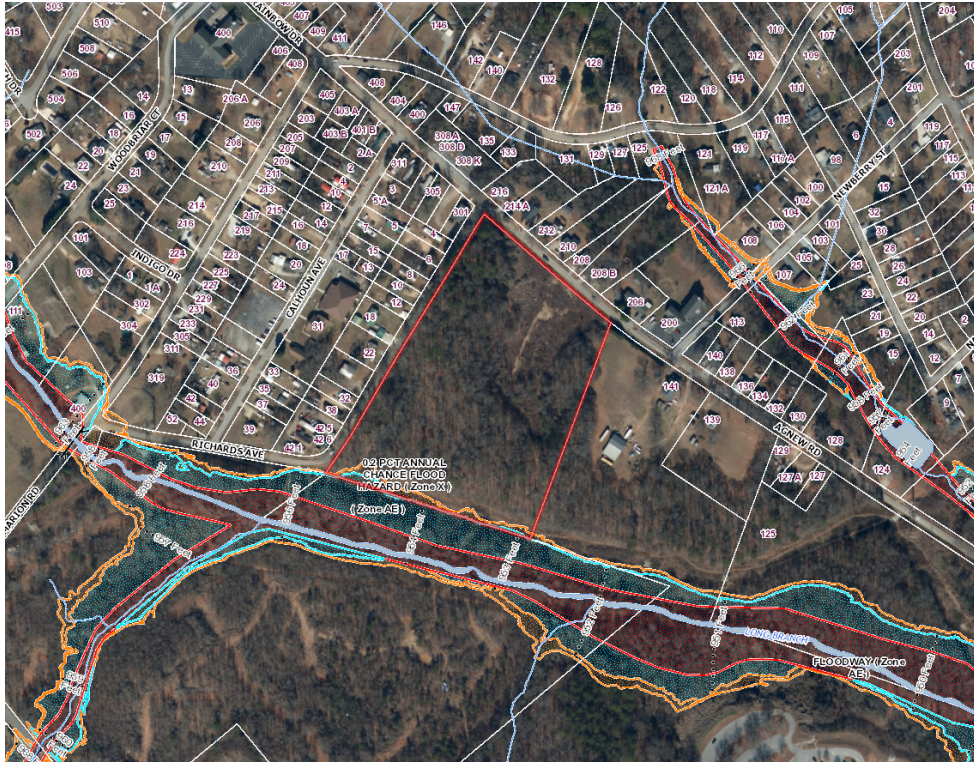
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CONCLUSION:

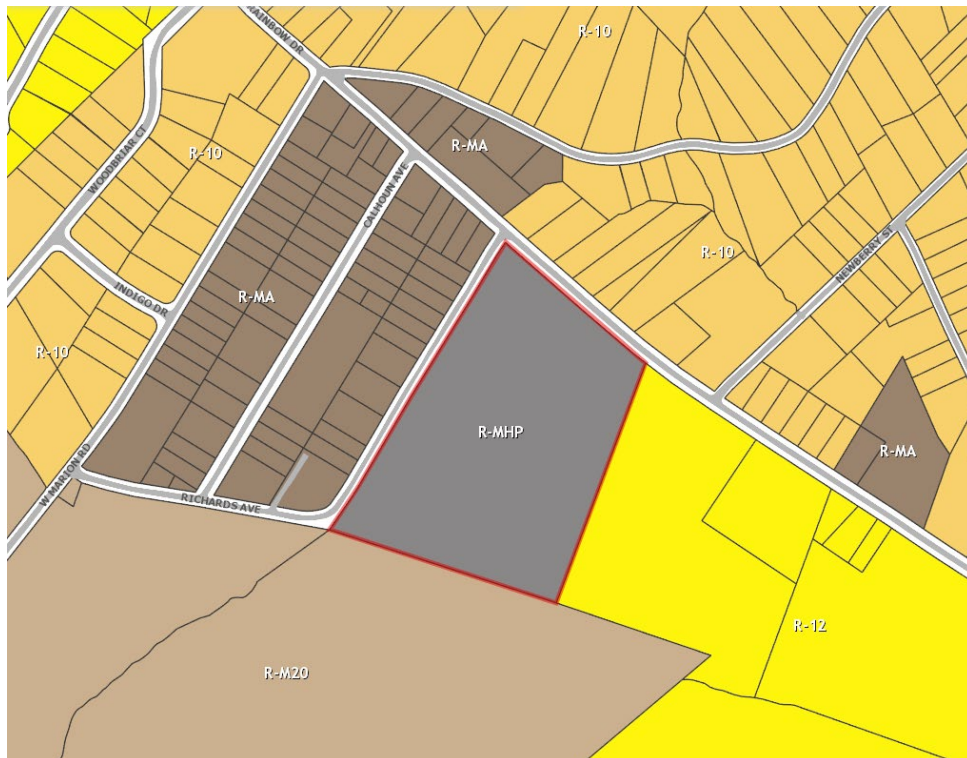
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**STAFF
RECOMMENDATION:**

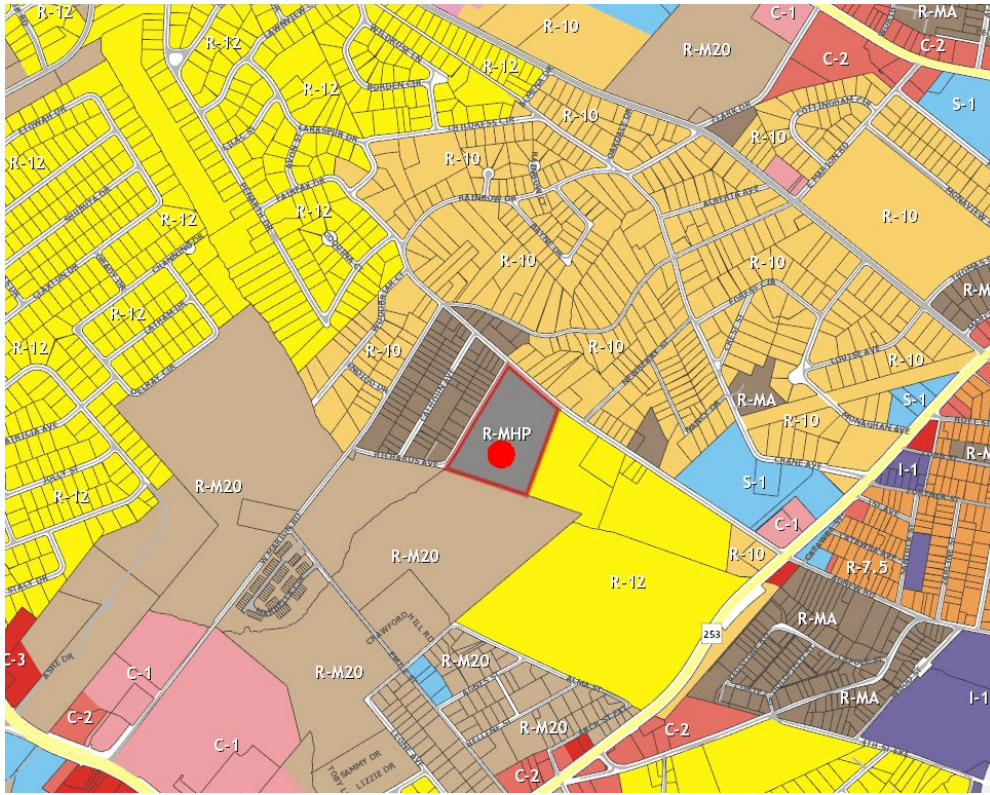
Based on these reasons, Staff recommends approval of the requested rezoning to R-6, Single-family Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map