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Zoning Docket from August 18th, 2025 Public Hearing

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.



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-2025-055

APPLICANT: Jessica R. Chapman of Site Design, Inc. for Greenville
County Redevelopment Authority

PROPERTY LOCATION: 212 Gridley St., 214 Morris St., & Bailey St., Greenville,
SC 29609

PIN/TMS#(s): 0155000900700 & 0155000800100

EXISTING ZONING: FRD, Flexible Review District

REQUESTED ZONING: FRD – MC, Flexible Review District – Major Change &
R-7.5, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.49

COUNCIL DISTRICT: 19 – Blount & 23 – Mitchell

ZONING HISTORY:

These parcels were originally zoned R-7.5, Single-Family Residential District in April 1972 as part of Area 3. There has been one previous rezoning request that included both parcels; Docket CZ-2023-054 requested rezoning from R-7.5, Single-Family Residential District to FRD, Flexible Review District, this request was approved by County Council in October of 2023. Docket CZ-2025-029 to rezone both parcels back to R-7.5 was withdrawn by the applicant. There have been no other requests pertaining to the properties.

EXISTING LAND USE:

Single-Family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-7.5	Vacant Commercial
East	R-7.5	Single-Family Residential
South	R-7.5	Single-Family Residential
West	R-7.5	Single-Family Residential, Manufactured Home Park

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 *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 Sans Souci Community Plan, where it is designated as *Multi-Family Residential*. **Please refer to the Future Land Use Map at the end of the document. **

DENSITY WORKSHEET:

The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	FRD	9.5 units/acre	1.49	14 unit
Requested	FRD-MC	0 units/acre	0.46	6 units
	R-7.5	0 units/acre	1.03	5 units

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A successful rezoning would allow for 3 less dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

There are no traffic counts 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. Cherrydale Elementary & Legacy Early College-Washing Campus are located within one mile of the site.

REVIEW DISTRICT DETAILS:**Project Information:**

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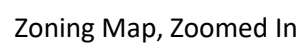
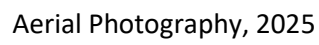
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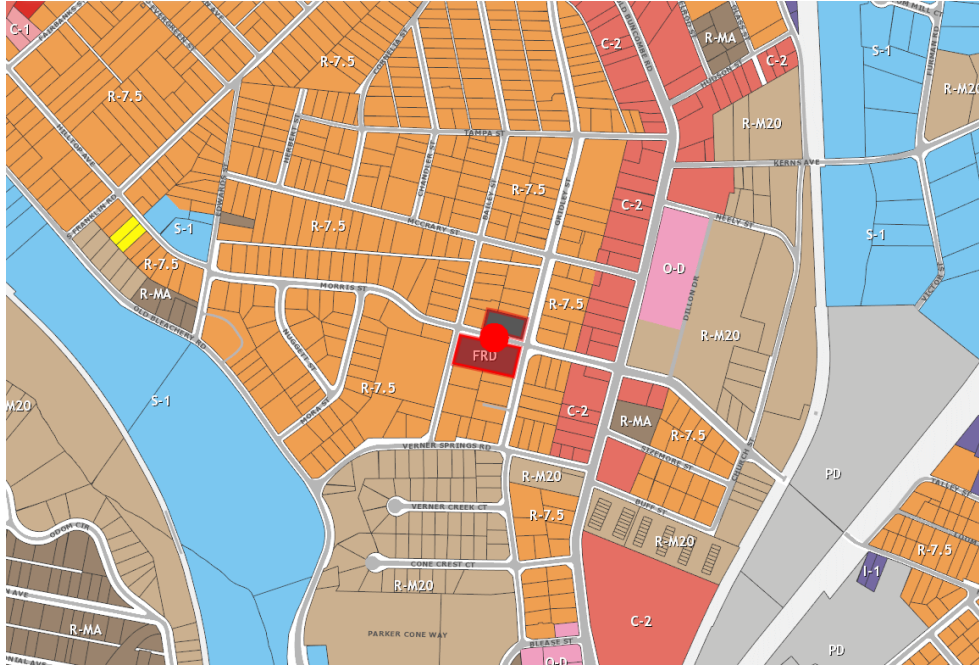
CONCLUSION:

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STAFF**RECOMMENDATION:**

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.





Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



Sans Souci Community Plan, Future Land Use Map