

Zoning Docket from August 18th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-057	Joseph M. Turner & Ericka L. Turner - Applicant 10696 Old White Horse Rd. & McElhaney Rd., Travelers Rest, SC 29690- Location 0481000100801 – TMN C-2, Commercial District to R-S, Residential Suburban District	19	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 18, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Recently purchased this property for the purpose of building one residential dwelling <p><u>Speakers Against:</u></p> <p>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 1.85 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. Old White Horse Road is a two-lane, state-maintained major collector road. McElhaney Road is a two-lane, state-maintained major collector road. The parcel has approximately 86 feet of frontage along Old White Horse Road and 215 feet of frontage along McElhaney Road. The parcel is located at the intersection of Old White Horse Road and McElhaney Road. The property is not along a bus route. There are no sidewalks in the area. Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site. The applicant is requesting to rezone the property to R-S, Residential Suburban District. The applicant is proposing a land use of Single-Family Residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject parcel, zoned C-2, Commercial District, is located along Old White Horse Road and McElhaney Road, both two-lane State-maintained major collector roads. Staff is of the opinion that a successful rezoning to R-S, Residential Suburban District would be consistent with similar zoning in the area and would not have an adverse impact on surrounding properties.</p> <p>Based on these reasons, Staff recommends approval of the requested rezoning to R-S, Residential Suburban District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: EJ Sherer, Zoning Planner I

RE: CZ-2025-057

APPLICANT: Joseph M. Turner & Ericka L. Turner

PROPERTY LOCATION: 10696 Old White Horse Rd. & McElhaney Rd., Travelers Rest, SC 29690

PIN/TMS#(s): 0481000100801

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING: R-S, Residential Suburban

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.85

COUNCIL DISTRICT: 19 - Blount

ZONING HISTORY: This parcel was originally zoned C-2, Commercial District, in June 1973 as part of Area 4B. There have been no prior rezoning requests for this property.

EXISTING LAND USE: Vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S	Single-Family Residential & 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 Not Available

**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 provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>C-2</i>	<i>16 units per acre</i>	<i>1.85*</i>	<i>23 units</i>
<i>Requested</i>	<i>R-S</i>	<i>1.7 units per acre</i>		<i>3 units</i>

*Only up to 80% of the acreage may be utilized for residential use in the C-2 zoning district.

A successful rezoning would allow for 20 fewer dwelling units than is allowed under the current zoning if submitted as a Mixed-Use Development as defined by Greenville County Zoning Ordinance.

ROADS AND TRAFFIC:

Old White Horse Road is a two-lane, state-maintained major collector road. McElhaney Road is a two-lane, state-maintained major collector road. The parcel has approximately 86 feet of frontage along Old White Horse Road and 215 feet of frontage along McElhaney Road. The parcel is located at the intersection of Old White Horse Road and McElhaney Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2022	2023	2024
Ebenezer Church Rd	1308' SW	4,400	4,300 -2.32%	5,000 +16.27%

**CULTURAL AND
ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

CONCLUSION:

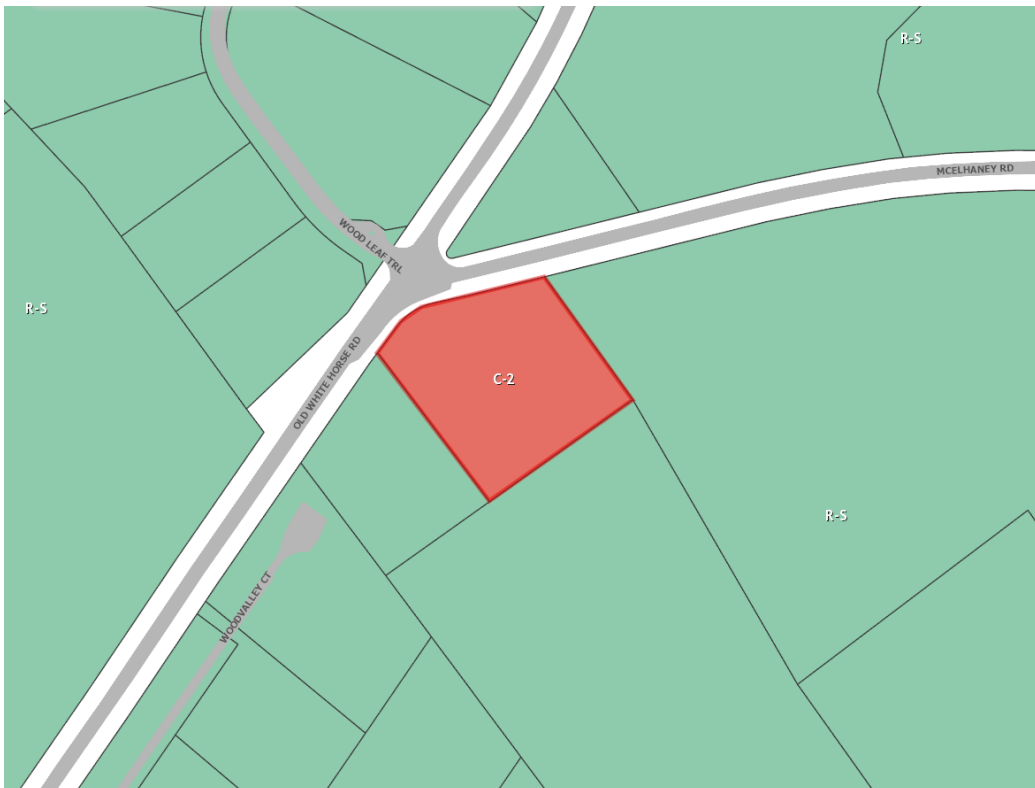
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**STAFF
RECOMMENDATION:**

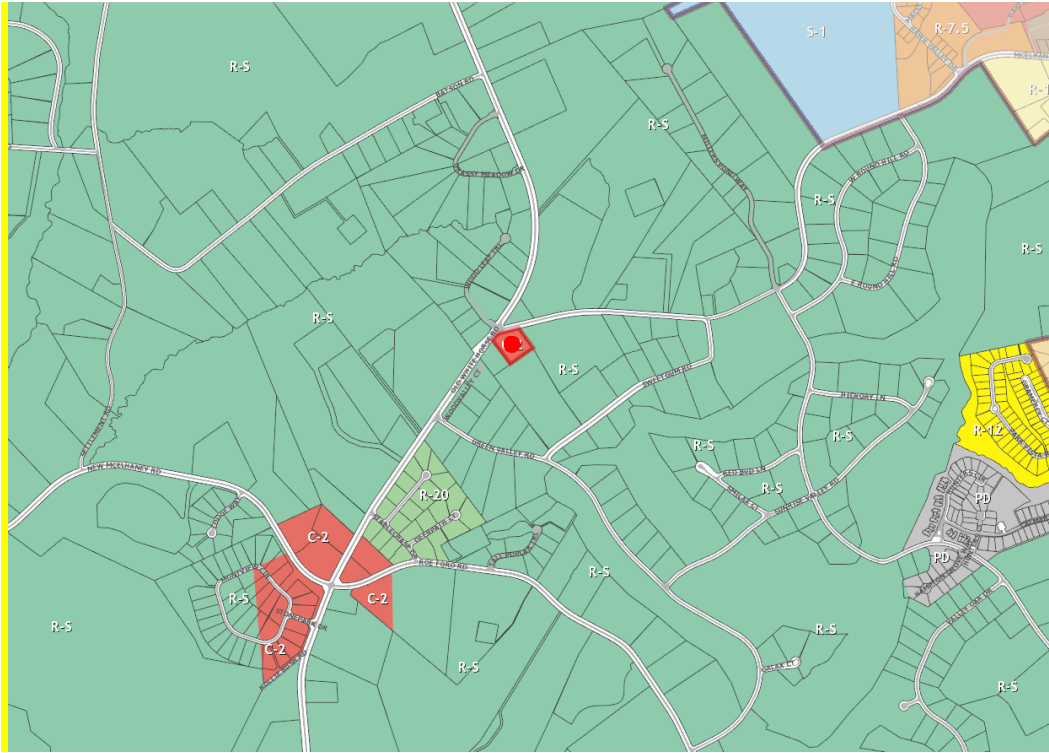
Based on these reasons, Staff recommends approval of the requested rezoning to R-S, Residential Suburban District.



Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map