

Zoning Docket from August 18th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-060	Chip Coker for Cew Greenville, LLC. W Blue Ridge Dr., Aladdin St., & Evergreen St., Greenville, SC 29609 0160000100108 C-1, Commercial District & R-7.5, Single-Family Residential District to R-M10, Multifamily Residential District	18	Denial	Denial		
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"> Engineer <ul style="list-style-type: none"> There is a portion of the parcel that will remain C-1, Commercial The remaining would be rezoned to allow for a 30 attached single-family residential development The property does have significant floodplain throughout Access would be taken off of Hwy. 253 Citizen <ul style="list-style-type: none"> Would like to support the proposed rezoning to allow for the attached single-family residential development Would like to see some new traffic calming in this area Would like to see green space throughout the parcel <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> Citizen <ul style="list-style-type: none"> Here representing 22 homeowners from the surrounding area This parcel is a buffer to the residents from Hwy. 253 There are not other townhomes in the area Concerned with the environmental impact that will come from disturbing the site Citizen <ul style="list-style-type: none"> Lives adjacent to the subject parcel Concerned with the loss of the greenspace and buffer <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u> Petition – 29 Letter – 1</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 1.23 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated primarily as <i>Traditional Neighborhood</i>, with a portion as <i>Floodplain</i>. The subject property is part of the <u>Sans Souci</u> Community Plan, where it is designated as <i>Commercial</i>. W Blue Ridge Drive (HWY 253) is a five-lane State-maintained minor arterial road. Aladdin Street and Evergreen Street are two-lane, county maintained local residential roads. The property has approximately 771 feet of frontage along W Blue Ridge Drive (HWY 253), 31 feet along Evergreen Street, and 132 feet along Aladdin Street. The property is approximately 0.06 					

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miles south of the Old Buncombe Road and W Blue Ridge Drive (HWY 253) intersection. The property is not along a bus route but the Route 506 Woodside Inbound bus stop is 0.45mi away at Old Buncombe Rd & N Franklin Rd. There is an existing sidewalk along W Blue Ridge Drive (HWY 253) adjacent to the property.

- Floodplain is present on the parcel and any development must follow the Greenville 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: Cherrydale Elementary, Lakeview Middle, and Northwest Crescent Child Development Center.
- The applicant is requesting to rezone the property to R-M10, Multi-Family Residential District. The applicant is proposing an attached dwelling development.

CONCLUSION and RECOMMENDATION:

The subject property, zoned C-1, Commercial District and R-7.5, Single-Family Residential District, is located along W Blue Ridge Drive (HWY 253), a five-lane State-maintained minor arterial road, Aladdin Street and Evergreen Street, which are two-lane, county maintained local residential roads. Staff is of the opinion that while a successful rezoning to R-M10, Multifamily Residential District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Traditional Neighborhood*, it would not be consistent with the Sans Souci Community Plan future land use designation of *Commercial*. The Sans Souci Community Plan identifies existing commercial properties along larger road corridors which it says are well suited to offer accessibility to heavier traffic. Residents surveyed during the planning process for the community plan also expressed an interest in having local retail and restaurant opportunities.

Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily 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: EJ Sherer, Planner I

RE: CZ-2025-060

APPLICANT: Chip Coker for Cew Greenville, LLC.

PROPERTY LOCATION: W Blue Ridge Dr., Aladdin St., & Evergreen St.,
Greenville, SC 29609

PIN/TMS#(s): 0160000100108

EXISTING ZONING: C-1, Commercial District & R-7.5, Single-Family
Residential District

REQUESTED ZONING: R-M10, Multifamily Residential District

PROPOSED LAND USE: Single-Family Attached Residential

ACREAGE: 3.79

COUNCIL DISTRICT: 19 – Blount

ZONING HISTORY: The subject property was originally zoned C-1, Commercial District and R-7.5, Single-Family Residential District in April, 1972 as part of Area 3. A portion of the property was rezoned from R-7.5, Single-Family Residential District to C-1, Commercial District as part of rezoning docket CZ-2006-062. There have been no other rezoning requests for the property.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	Commercial Retail/Automotive Services
East	R-7.5	Single-Family Residential/Vacant Land
South	R-7.5	Single-Family Residential
West	C-2, PD	Vacant Land

WATER AVAILABILITY: Greenville Water – Annexation covenant required

SEWER AVAILABILITY: Metro District – Sewer is available

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated primarily as *Traditional Neighborhood*, with a portion as *Floodplain*. **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 *Commercial*. **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	C-1	12 units/acre	3.29	31 units*
Current	R-7.5	5.8/acre	0.5	2 units
Requested	A R-M10	10 units/acre	3.79	37 units

*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 4 fewer dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC: W Blue Ridge Drive (HWY 253) is a five-lane State-maintained minor arterial road. Aladdin Street and Evergreen Street are two-lane, county

maintained local residential roads. The property has approximately 771 feet of frontage along W Blue Ridge Drive (HWY 253), 31 feet along Evergreen Street, and 132 feet along Aladdin Street. The property is approximately 0.06 miles south of the Old Buncombe Road and W Blue Ridge Drive (HWY 253) intersection. The property is not along a bus route but the Route 506 Woodside Inbound bus stop is 0.45mi away at Old Buncombe Rd & N Franklin Rd. There is an existing sidewalk along W Blue Ridge Drive (HWY 253) adjacent to the property.

Location of Traffic Count	Distance to Site	2022	2023	2024
Cedar Lane Road	1113' S	12,700	13,300 +4.72%	12,400 -7.25%

**CULTURAL AND
ENVIRONMENTAL:**

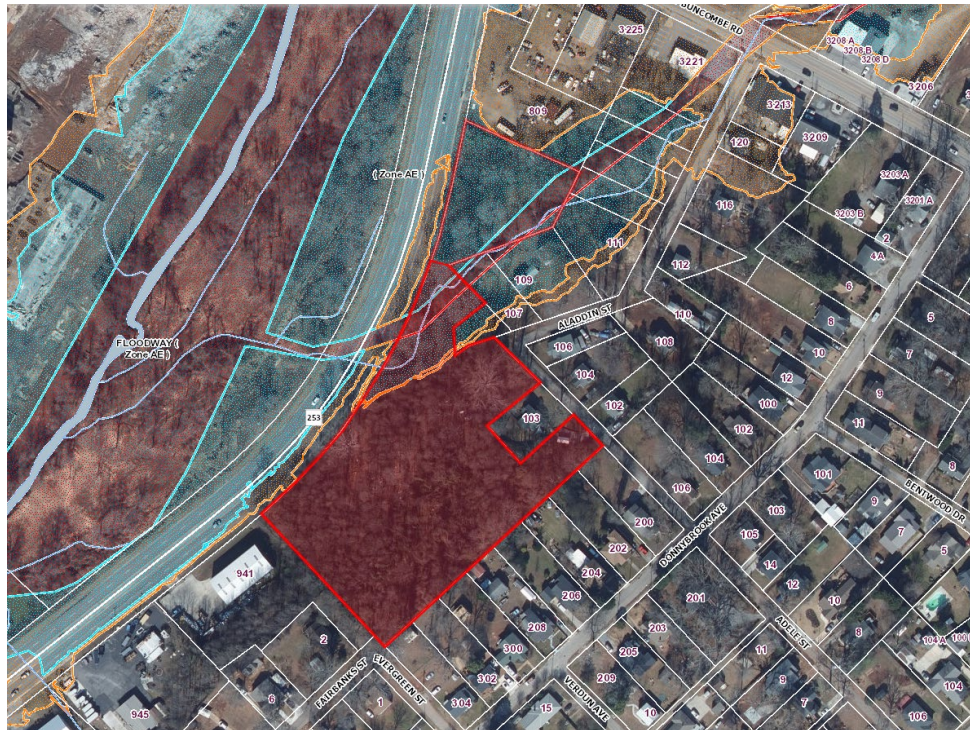
Floodplain is present on the parcel and any development must follow the Greenville County Flood Damage Prevention Ordinance. There are no known historic or cultural resources on the site. There are three schools located within a mile of the site: Cherrydale Elementary, Lakeview Middle, and Northwest Crescent Child Development Center.

CONCLUSION:

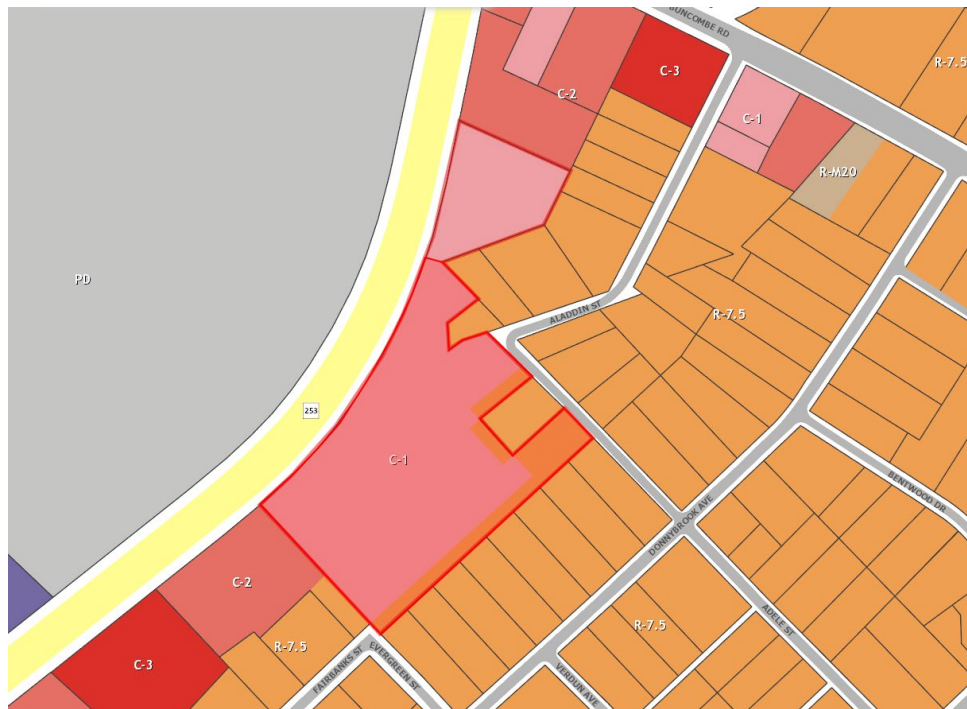
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**STAFF
RECOMMENDATION:**

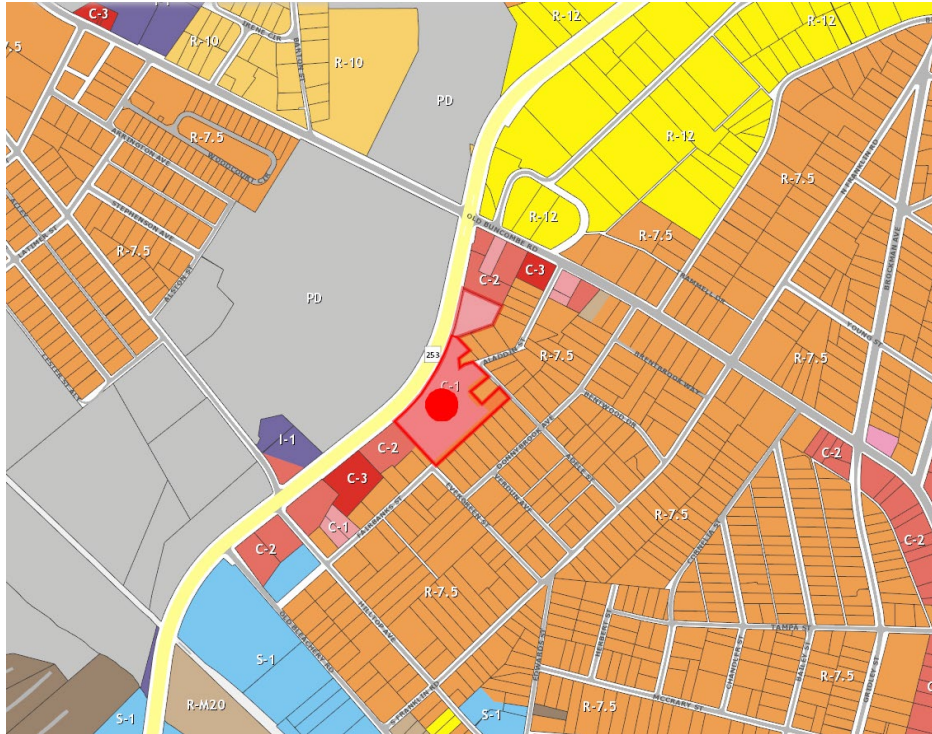
Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential District.



Aerial Photography, 2025

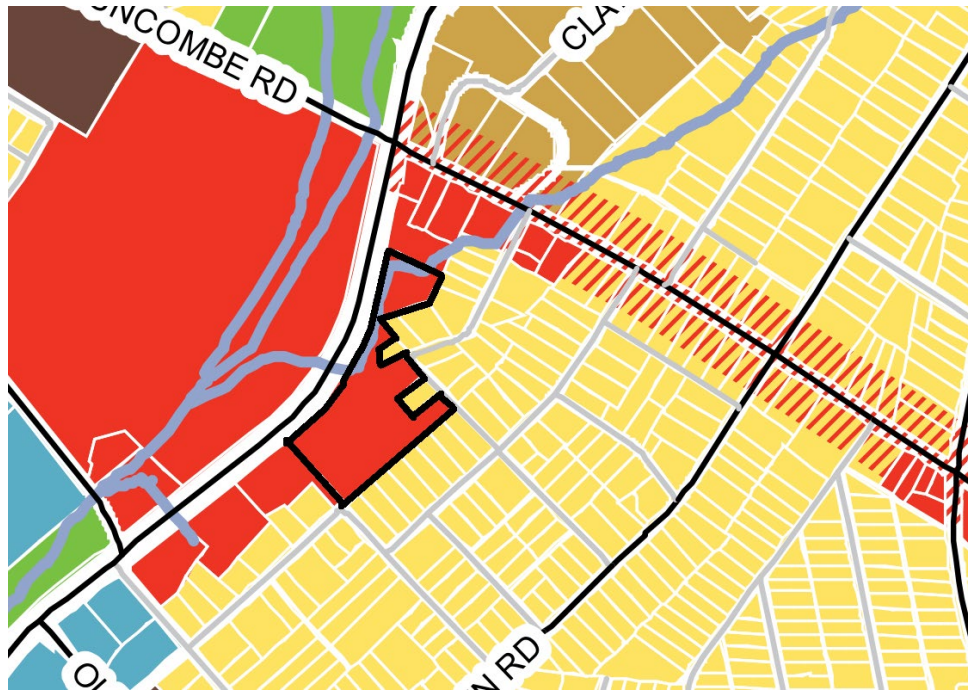


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



Sans Souci Community Plan, Future Land Use Map