

Zoning Docket from September 15th, 2025 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-064	David J. Flores Diaz & Rubi G. Hernandez Aquino 340 Bagwell Rd., Greenville, SC 29615 0539020101606 R-S, Residential Suburban District to R-20, Single-Family Residential District	21	Approval	Approval 9/24/25		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on September 15, 2025 were: <u>Speakers For:</u> - Applicant - Would like to rezone the subject property to subdivide and build two residential dwellings for the family - Have spoken with the neighbors and stated that there have no objections <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter <u>For:</u> <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 1.1 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed-Use</i>. The subject property is not part of any area or community plans. - Bagwell Road is a two-lane State-maintained collector road and the property has approximately 470 feet of frontage along it. The property is approximately 0.25 miles south of the intersection of Roper Mountain Road and Feaster Road. 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 is one school located within a mile of the site: Langston Charter Middle School. - The applicant is requesting to rezone the property to R-20, Single-Family Residential District. The applicant is proposing to subdivide the property to allow another single-family residence. CONCLUSION and RECOMMENDATION: The subject property, zoned R-S, Residential Suburban District is located along Bagwell Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to the R-20, Single-Family Residential District would be consistent with similar land uses in the area and would not have an adverse impact on the surrounding properties. Based on these reasons, staff recommends approval of the requested rezoning to R-20, Single-Family Residential District.					



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge Suite S-3200
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2025-064

APPLICANT: David J. Flores Diaz & Ruby G. Hernandez Aquino

PROPERTY LOCATION: 340 Bagwell Rd., Greenville, SC 29615

PIN/TMS#(s): 0539020101606

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-20, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.1

COUNCIL DISTRICT: 21 - McGahhey

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban District in May, 1971 as part of Area 2. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Single-Family Residence under Construction

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	Single-Family Residential
East	R-S	Single-Family Residential
South	R-S	Single-Family Residential
West	R-S, R-7.5, R-10	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro's District – Sewer is available

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed-Use*.
Please refer to the Future Land Use Map at the end of the document.

**AREA AND COMMUNITY
PLANS:**

The subject property 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-S	1.7 units/acre	1.1	1 unit
Requested	R-20	2.2 units/acre		2 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC: Bagwell Road is a two-lane State-maintained collector road and the property has approximately 470 feet of frontage along it. The property is approximately 0.25 miles south of the intersection of Roper Mountain Road and Feaster Road. The property is not along a bus route. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2022	2023	2024
Bagwell Road	840' S	1,900	1,850 -2.6%	2,100 +13.5%

**CULTURAL AND
ENVIRONMENTAL:**

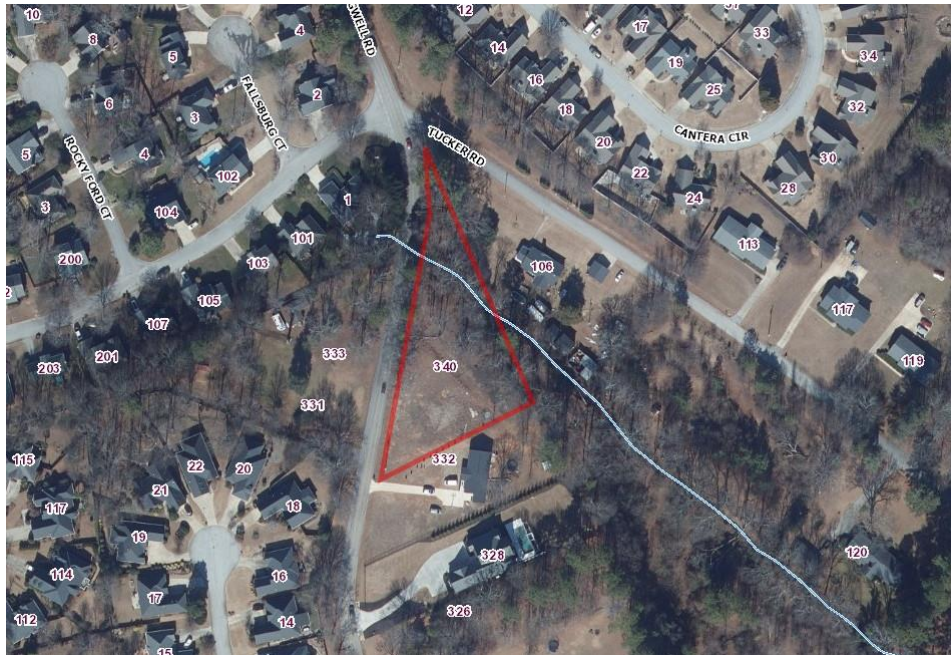
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There is one school located within a mile of the site: Langston Charter Middle School.

CONCLUSION:

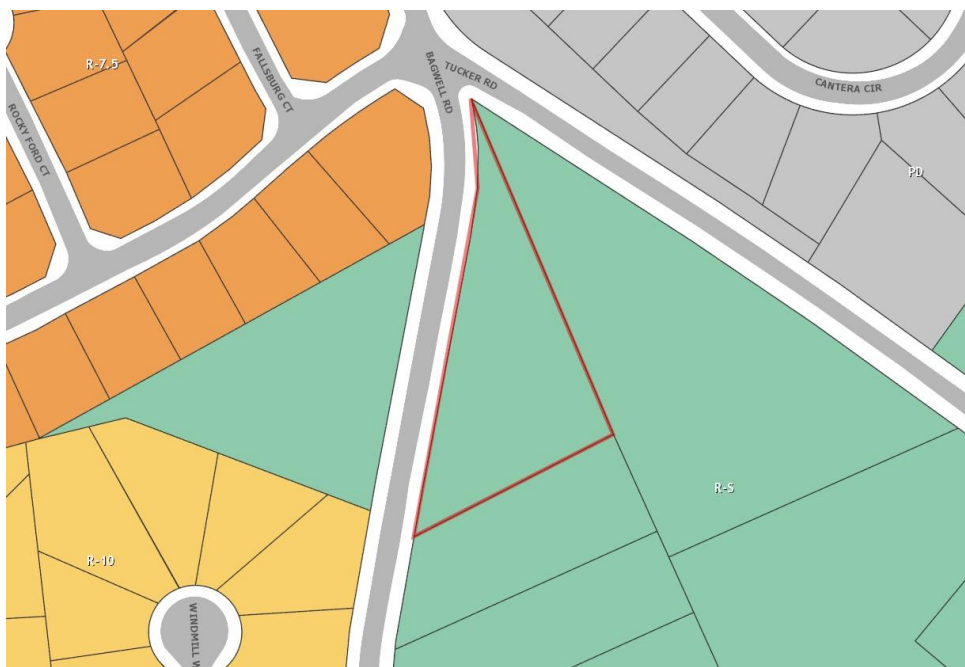
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**STAFF
RECOMMENDATION:**

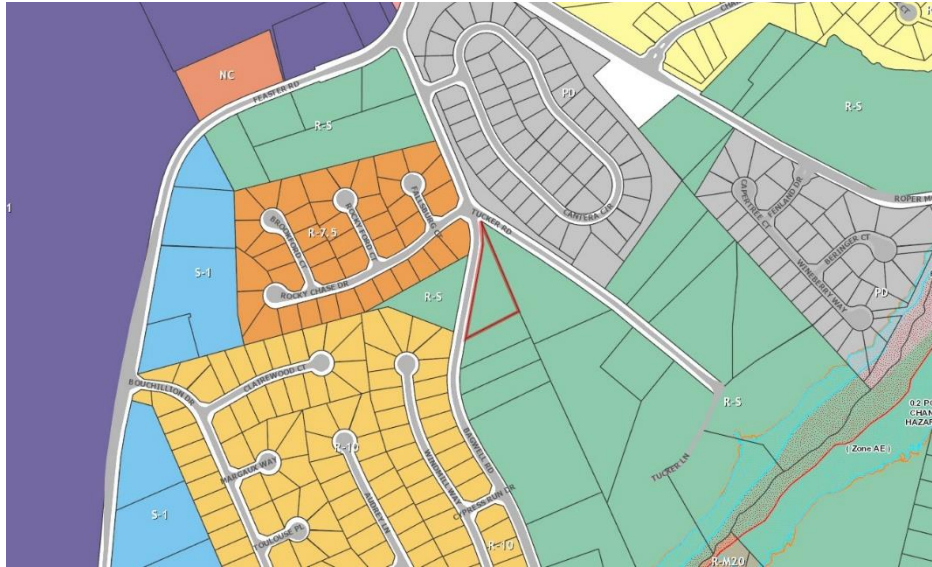
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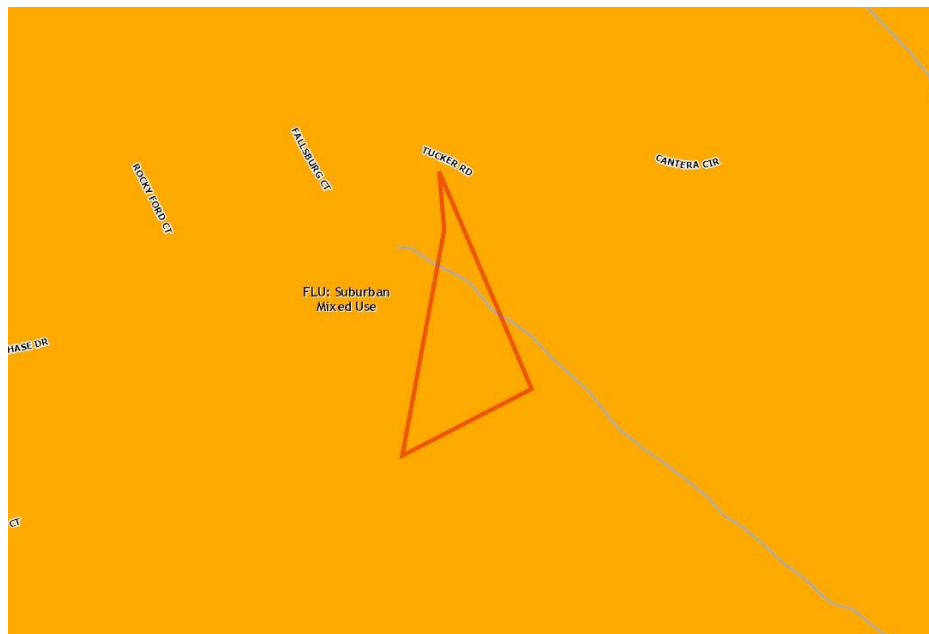
Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map