

Zoning Docket from April 20th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-017	Francis Bishop 102 Boling Rd., Greenville, SC 29611 Portion of 0253000100201 R-S, Residential Suburban District to R-7.5, Single-Family Residential District	25	Denial	Denial 4/22/26		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 20, 2026 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Lives adjacent to the subject parcel and grew up in the home on the property in question • Would like to keep the property within the family, but need to rezone to be able to subdivide and sell to family members <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p>Against:</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 0.3 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans. • Boling Road is a two-lane, County-maintained local road and the property has approximately 80 feet of frontage along it. The property is approximately 1.3 miles Southwest of the intersection of Staunton Bridge Road and White Horse Road (Hwy 25). 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 are no schools located within a mile of the site. • The applicant is requesting to rezone the property to R-7.5, Single-Family Residential District. The applicant is proposing single-family residential. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned R-S, Residential Suburban District is located along Boling Road, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to the R-7.5, Single-Family Residential District would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Neighborhood</i> which calls for a density of 3 to 5 units per acre, nor would the permitted lot size under R-7.5 be consistent with existing residential lots in the area. Staff feels that were the request amended to the R-12, Single-Family Residential District, there would be stronger support for the zoning change.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to R-7.5, Single-Family Residential District.</p>					



Greenville County Planning Division
Department of Zoning Administration
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Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2026-017

APPLICANT: Francis Bishop

PROPERTY LOCATION: 102 Boling Rd., Greenville, SC 29611

PIN/TMS#(s): A portion of 0253000100201

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-7.5, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.3

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: This property was originally zoned R-S, Residential Suburban District in June, 1973 as part of Area 4A. There have been no prior rezoning requests for this parcel.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential, Vacant Land
East	R-S	Single-Family Residential
South	R-S	Single-Family Residential
West	R-S	Single-Family Residential

WATER AVAILABILITY: Greenville Water

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 as *Suburban 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 provided 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	0.3	0 units
Requested	R-7.5	5.8 units/acre		1 units

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

ROADS AND TRAFFIC:

Boling Road is a two-lane, County-maintained local road and the property has approximately 80 feet of frontage along it. The property is approximately 1.3 miles Southwest of the intersection of Staunton Bridge Road and White Horse Road (Hwy 25). The property is not along a bus route. There are no sidewalks in the immediate area.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

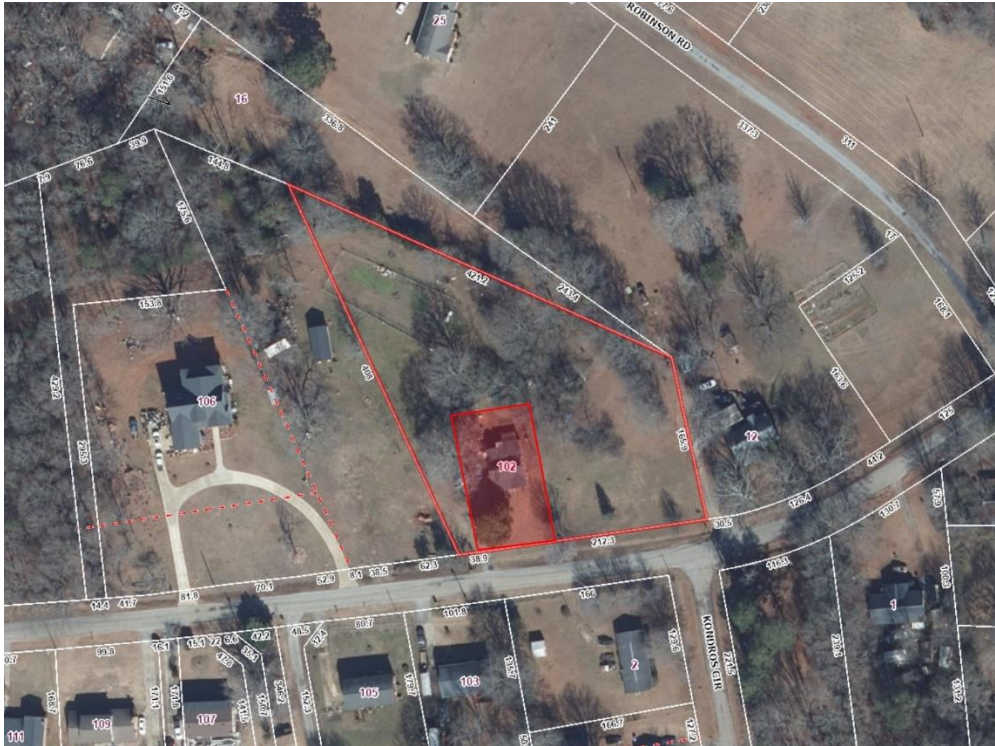
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site.

CONCLUSION:

The subject property, zoned R-S, Residential Suburban District is located along Boling Road, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to the R-7.5, Single-Family Residential District would not be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Suburban Neighborhood* which calls for a density of 3 to 5 units per acre, nor would the permitted lot size under R-7.5 be consistent with existing residential lots in the area. Staff feels that were the request amended to the R-12, Single-Family Residential District, there would be stronger support for the zoning change.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-7.5, Single-Family Residential District.



Aerial Photography, 2025



Zoning Map, Zoomed In

