

Zoning Docket from April 20th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-019	Carlos Arango for Jordi Viveros & Yudy Toro 109 Riverside Dr., Taylors, SC 29687 T006000102600 R-20, Single-Family Residential District to R-7.5, Single-Family Residential District	18	Approval	Approval 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> None</p> <p><u>Speakers Against:</u> 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 0.48 acres. The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed-Use Corridor</i>. The subject property is part of the <u>Taylors Community Plan</u>, where it is designated as <i>Residential Land Use Two</i>. Riverside Drive is a narrow, two-lane, County-maintained local road and the property has approximately 100 feet of frontage along it. The property is approximately 0.85 miles northeast of the intersection of West Main Street and Wade Hampton Boulevard (Hwy 29). 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 one mile of the site: Greenville Presbyterian Theological Seminary. 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-20, Single-Family Residential District is located along Riverside Drive, a narrow, 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 be consistent with similar zoning in the area and would not have an adverse impact on the surrounding properties.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.</p>					



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2026-019

APPLICANT: Carlos Arango for Jordi Viveros & Yudy Toro

PROPERTY LOCATION: 109 Riverside Dr., Taylors, SC 29687

PIN/TMS#(s): T006000102600

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

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.48

COUNCIL DISTRICT: 18 - Long

ZONING HISTORY: This property was originally zoned R-20, Single-Family Residential District in May, 1970 as part of Area 1. There have been no prior rezoning requests for this property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20, R-7.5	Single-Family Residential, Vacant Land
East	R-20	Single-Family Residential
South	R-7.5	Single-Family Residential
West	R-20	Vacant Land

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 *Mixed-Use Corridor*. **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 Taylor's Community Plan, where it is designated as *Residential Land Use Two*. **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	R-20	2.2 units/acre	0.48	1 unit
Requested	R-7.5	5.8 units/acre		2 units

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

ROADS AND TRAFFIC:

Riverside Drive is a narrow, two-lane, County-maintained local road and the property has approximately 100 feet of frontage along it. The property is approximately 0.85 miles northeast of the intersection of West Main Street and Wade Hampton Boulevard (Hwy 29). 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 is one school located within one mile of the site: Greenville Presbyterian Theological Seminary.

CONCLUSION:

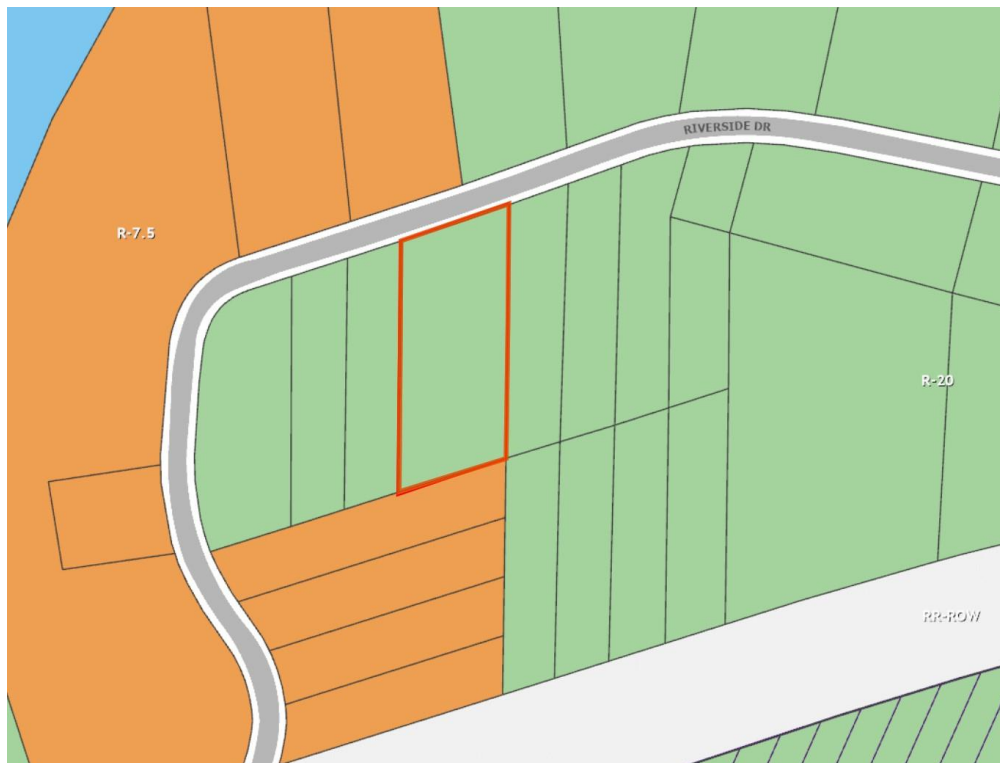
The subject property, zoned R-20, Single-Family Residential District is located along Riverside Drive, a narrow, two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to the R-7.5, Single-Family Residential District would be consistent with similar zoning in the area and would not have an adverse impact on the surrounding properties.

STAFF**RECOMMENDATION:**

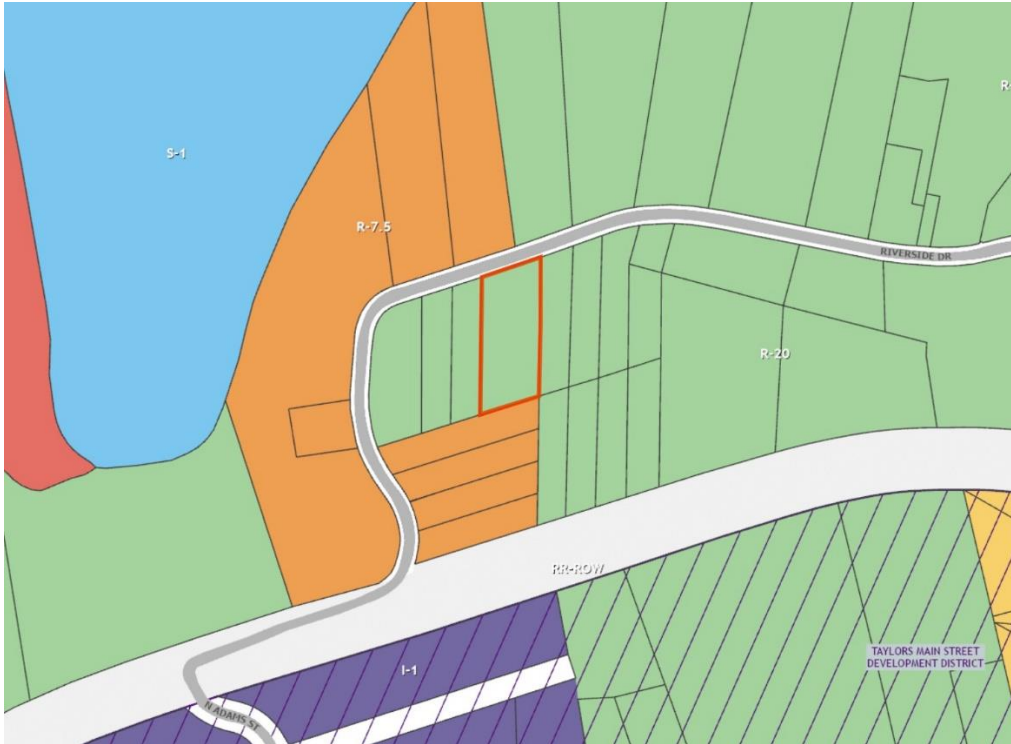
Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential District.



Aerial Photography, 2025



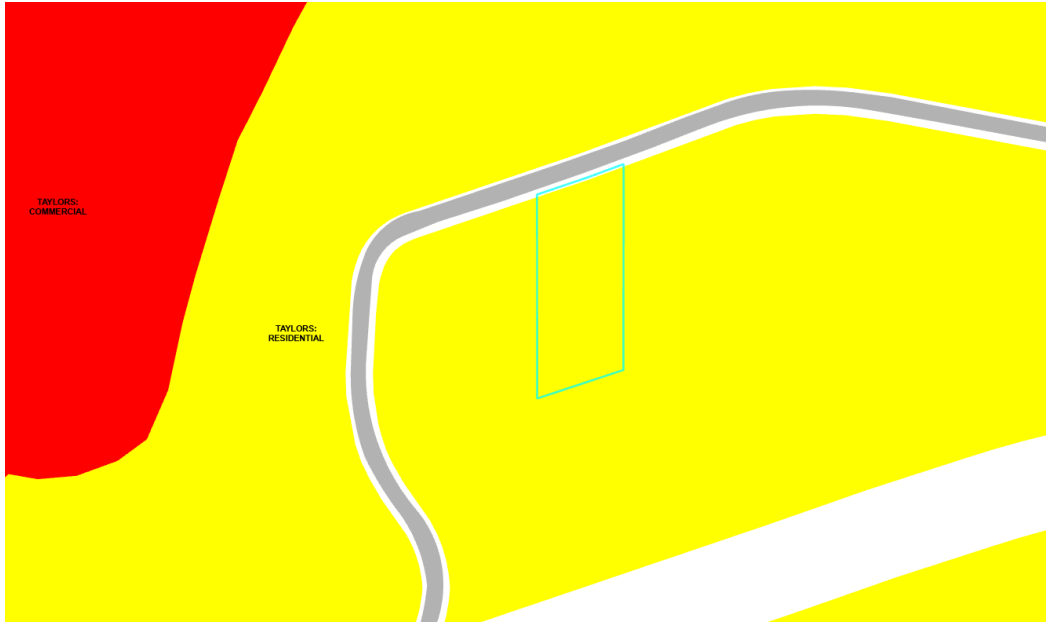
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Taylor's Community Plan, Future Land Use Map