

Zoning Docket from April 20th 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-020	Samuel J. Francis 75 Crestview Dr., Greenville, SC 29609 0433000502600 R-M20, Multifamily Residential District to R-S, Residential Suburban District	19	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"> • Would like to rezone to be able to have farm animals (sheep) on the property • Has spoken with surrounding property owners and stated that they do not have an issue <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures - 4</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 0.75 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Center</i>. The subject property is not part of any area or community plans. • Crestview Drive is a two-lane, County-maintained local road. The property has approximately 180 feet of frontage along Crestview Drive. The property is approximately 0.25 miles Northeast of the intersection of Poinsett Hwy and Old Buncombe Road. The property is not along a bus route, but the Route 503 Poinsett Inbound bus stop is 0.75 miles away at New Plaza Dr & Poinsett Hwy. There are also 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 4 schools located within one mile of the site: Furman University, Holmes Bible College, Enoree Career Center, and Duncan Chapel Elementary School. • The applicant is requesting to rezone the property to R-M20, Multifamily Residential District. The applicant is proposing a single-family residential with Farm Animals. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned R-M20, Multifamily Residential District, is located along Crestview Drive, a two-lane, County-maintained local road. Staff is of the opinion that a successful rezoning to R-S, Residential Suburban District, would not be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Center</i>, which suggests a density of 6 to 12 dwelling units per acre, nor would it be consistent with similar zoning in the area.</p>					

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	<p>Based on these reasons, staff recommends denial of the requested rezoning to R-S, Residential Suburban District.</p>
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Greenville County Planning Division
Department of Zoning Administration
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Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Angel Sheldon, Planner I

RE: CZ-2026-020

APPLICANT: Samuel J. Francis

PROPERTY LOCATION: 75 Crestview Dr.,
Greenville, SC 29609

PIN/TMS#(s): 0433000502600

EXISTING ZONING: R-M20, Multifamily Residential District

REQUESTED ZONING: R-S, Residential Suburban District

PROPOSED LAND USE: Single-Family Residential with Farm Animals

ACREAGE: 0.75

COUNCIL DISTRICT: 19 - Blount

ZONING HISTORY: The subject property was originally zoned R-M, Residential Multifamily District, in April 1972 as part of Area 3. There have been no prior rezoning requests for this property.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-M20	Vacant
East	R-M20	Single-Family Residential
South	S-1	Industrial
West	R-M20	Vacant Land

WATER AVAILABILITY: Greenville Water – Water is available

SEWER AVAILABILITY: Metro District - Sewer is not available

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based on County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-M20	5.8 units/acre	0.75	4 unit
Requested	R-S	1.7 units/acre		1 units

*The property does not meet the 2-acre minimum for a multifamily development. Density would be based on single-family/duplex development.

A successful rezoning would allow for 3 fewer dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Crestview Drive is a two-lane, County-maintained local road. The property has approximately 180 feet of frontage along Crestview Drive. The property is approximately 0.25 miles Northeast of the intersection of Poinsett Hwy and Old Buncombe Road. The property is not along a bus route, but the Route 503 Poinsett Inbound bus stop is 0.75 miles

away at New Plaza Dr & Poinsett Hwy. There are also no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2022	2023	2024
Poinsett Hwy	6,210' NE	23,400	24,600 +5.13%	23,500 -4.5%

CULTURAL AND ENVIRONMENTAL:

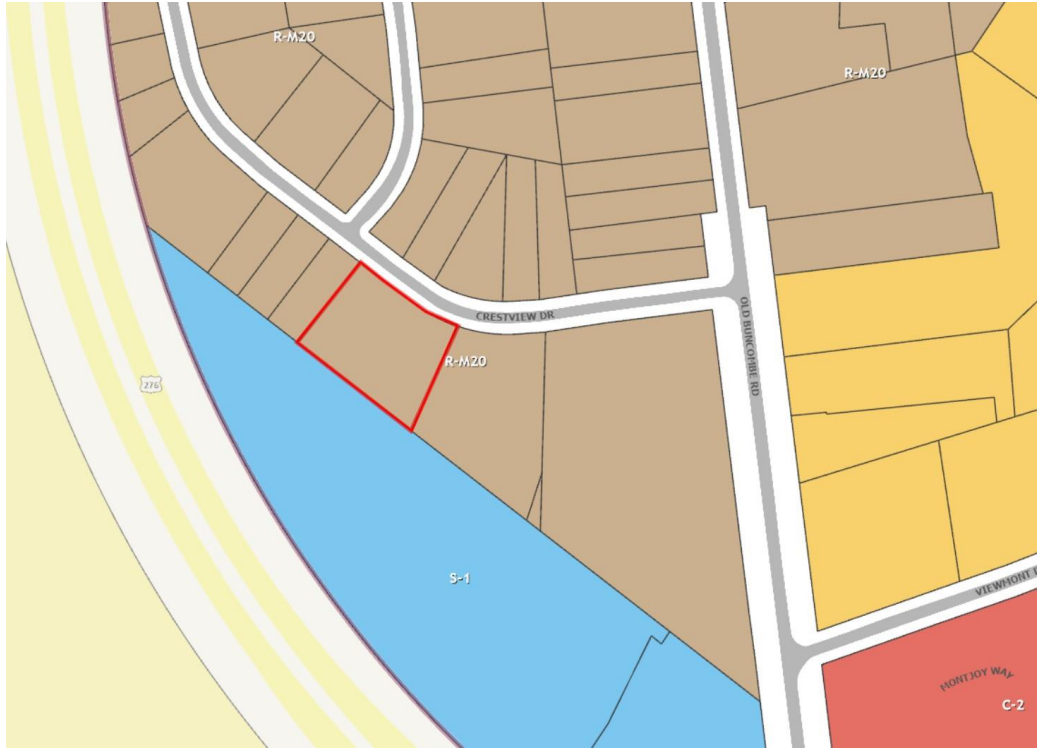
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are 4 schools located within one mile of the site: Furman University, Holmes Bible College, Enoree Career Center, and Duncan Chapel Elementary School.

CONCLUSION:

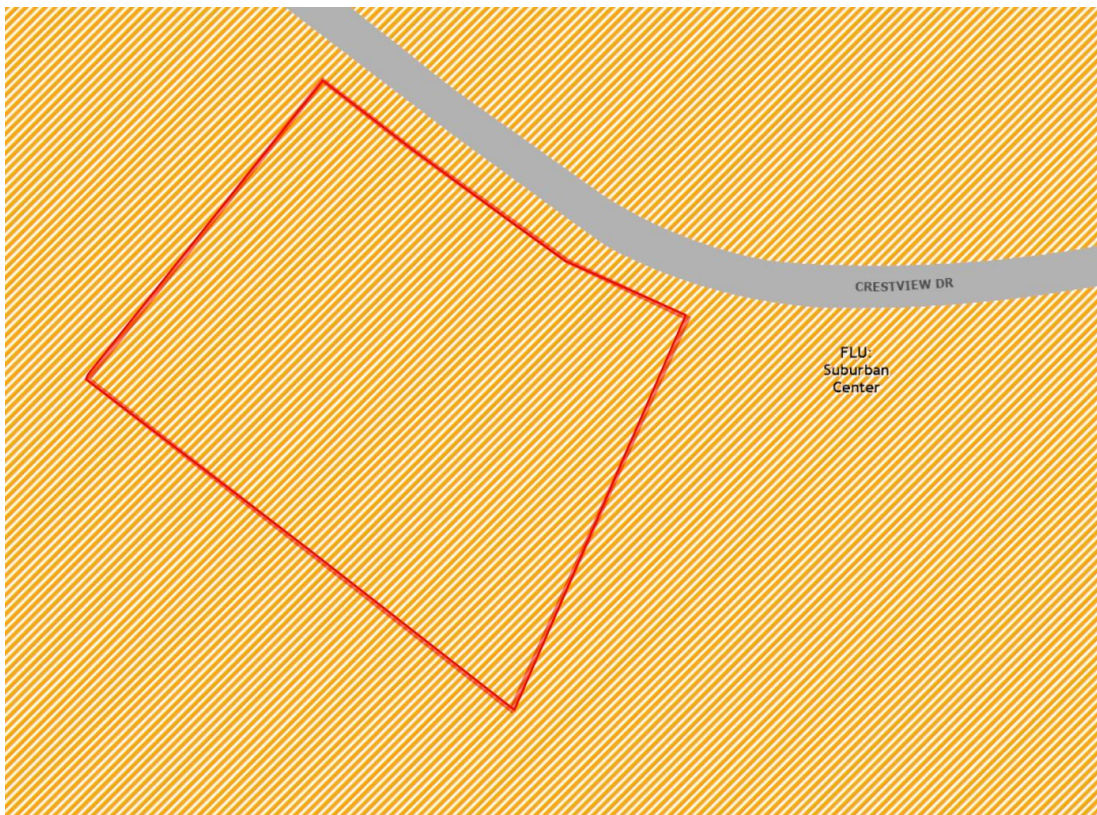
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STAFF RECOMMENDATION:

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



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map