

Zoning Docket from April 20th 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-021	Rebecca E. Cheney of Grow the Factory, LLC., for Jonathan E. Chaney 2513 Poinsett Hwy., Woodland Dr., & Tindal Rd., Greenville, SC 29609 0439000501700 C-1, Commercial District to C-3, Commercial District	19	Denial	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></p> <ol style="list-style-type: none"> 1. Applicant <ul style="list-style-type: none"> • Would like to rezone the property to allow for their business of window tinting which falls under Auto Service which is not permitted in the current zoning district <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For: Signatures - 24</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 0.39 acres. • The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>partially traditional Neighborhood and partially Mixed-Use Corridor</i>. The subject property is not part of any area or community plans. • Woodland Drive is a Two-lane, County -maintained local road. The property has approximately 120 feet of frontage along Woodland Drive. Tindal Road is a Two-lane, state-maintained major collector road. The property has approximately 140 feet of frontage along Tindal Road. The property also has approximately 70 feet of road frontage along Poinsett Hwy. Poinsett Hwy is a Five-lane, US-maintained arterial road. The property is approximately 0.8 miles northwest of the intersection of Poinsett Hwy and State Park Road. The property is along the bus route 503 Poinsett outbound bus stop is 0.16 miles away at Poinsett Hwy & Mulligan St. 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 no schools located within one mile of the site. There is one child development Center: Northwest Crescent Child Development Center. • The applicant is requesting to rezone the property to C-3, Commercial District. The applicant is proposing Auto Service. <p>CONCLUSION and RECOMMENDATION:</p> <p>The subject property, zoned C-1, Commercial District, is located along Woodland Drive, a two-lane, County-maintained local road; Tindal Road, a two-lane, State-maintained collector road, and Poinsett Highway (Hwy 276), a five-lane, State-maintained arterial road. Staff is of the opinion that a successful rezoning to C-3, Commercial District, would not be consistent with zoning and land uses in the area, and could allow for uses which could have a negative impact on the surrounding residential properties.</p>					

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	Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial District.
PC	At the Planning Commission meeting, the Commission voted to approve the rezoning request to rezone the property to C-3 due to the frontage along Hwy. 276.



Greenville County Planning Division
Department of Zoning Administration
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Angel Sheldon, Planner I

RE: CZ-2026-021

APPLICANT: Rebecca E. Chaney of Grow the Factory, LLC., for
Jonathan E. Chaney

PROPERTY LOCATION: 2513 Poinsett Hwy., Woodland Dr., & Tindal Rd.,
Greenville, SC 29609

PIN/TMS#(s): 0439000501700

EXISTING ZONING: C-1, Commercial District

REQUESTED ZONING: C-3, Commercial District

PROPOSED LAND USE: Auto Service

ACREAGE: 0.39

COUNCIL DISTRICT: 19- Blount

ZONING HISTORY: The subject property was originally zoned C-2, Commercial District, in April 1972 as part of Area 3. There have been no prior rezoning requests for this property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-10	Retail
East	C-2	Retail
South	R10	Single-Family Residential
West	R-10	Church

WATER AVAILABILITY: Greenville Water – Water is available

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 *partially Traditional Neighborhood and partially 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 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	C-1	12 units/acre	0.39	4 unit
Requested	C-3	16 units/acre		6 units

A successful rezoning would allow for 2 more dwelling units than are allowed under the current zoning if submitted as a Mixed-Use Development as defined by the Greenville County Zoning Ordinance.

*20% of the acreage must be allocated to a nonresidential use as part of a Mixed-Use development.

ROADS AND TRAFFIC:

Woodland Drive is a Two-lane, County -maintained local road. The property has approximately 120 feet of frontage along Woodland Drive. Tindal Road is a Two-lane, state-maintained major collector road. The property has approximately 140 feet of frontage along Tindal Road. The property also has approximately 70 feet of road frontage along Poinsett Hwy. Poinsett Hwy is a Five-lane, US-maintained arterial road. The

property is approximately 0.8 miles northwest of the intersection of Poinsett Hwy and State Park Road. The property is along the bus route 503 Poinsett outbound bus stop is 0.16 miles away at Poinsett Hwy & Mulligan St. 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 no schools located within one mile of the site. There is one child development Center: Northwest Crescent Child Development Center.

CONCLUSION:

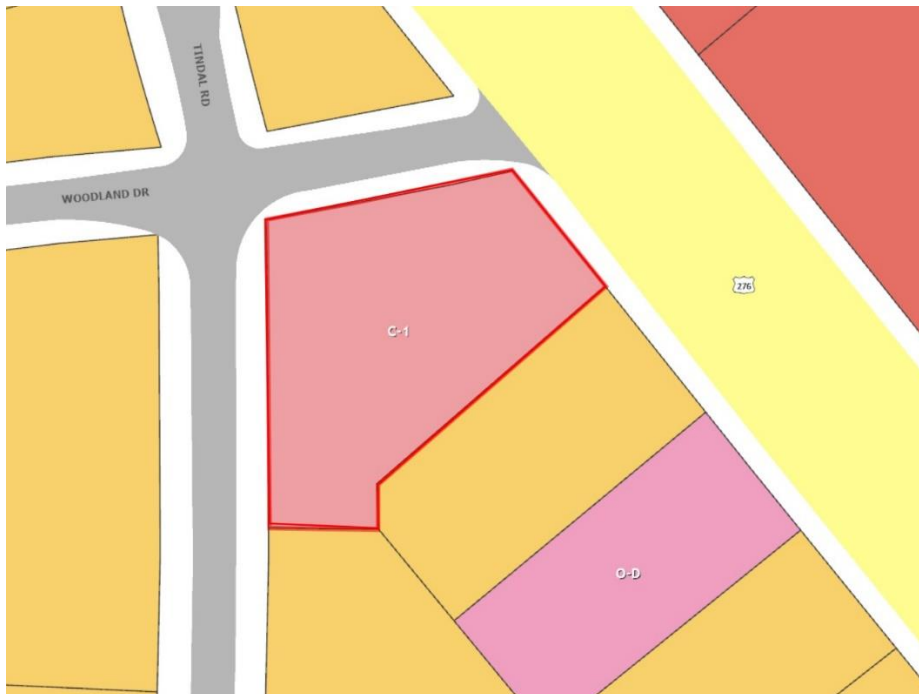
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STAFF RECOMMENDATION:

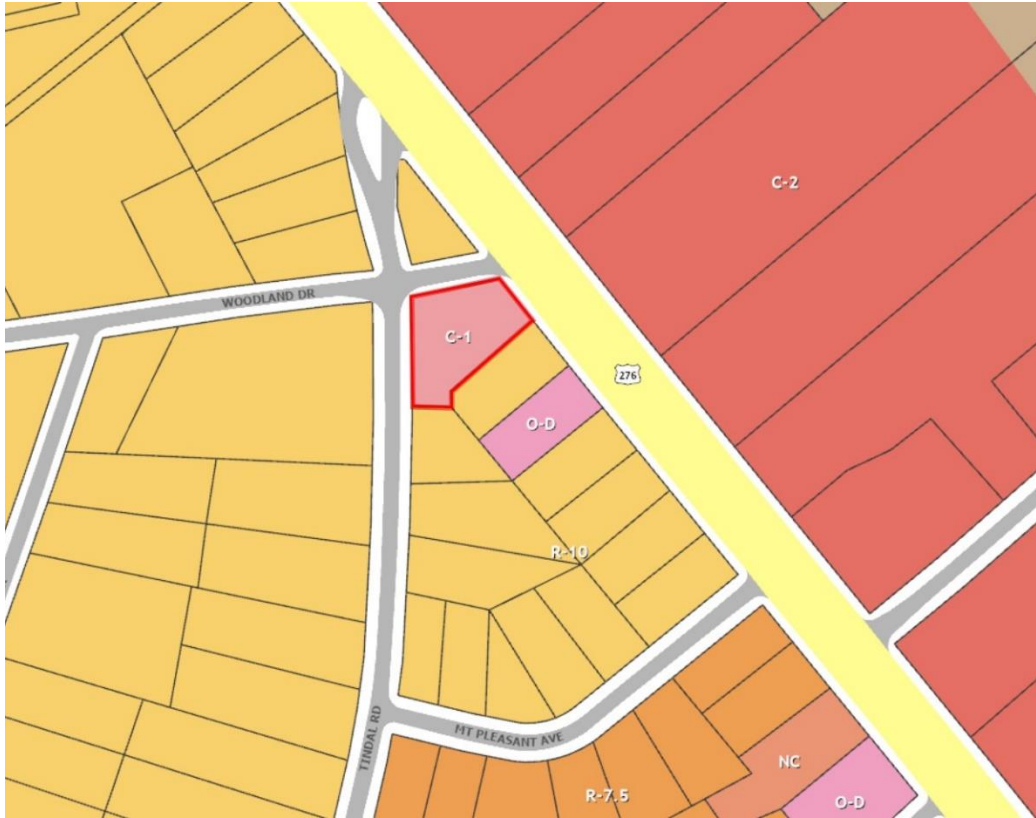
Based on these reasons, staff recommends denial of the requested rezoning to C-3, Commercial District.



Aerial Photography, 2026



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map