

Zoning Docket from August 17th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-041	Johnie DeVore of Cal-Arch Ventures, LLC for Annette Sullivan, Michelle Ivory, and Coretha Sullivan 707 Staunton Bridge Rd., Greenville, SC 29611 0252000103300 R-15, Single-Family Residential District to R-10, Single-Family Residential District	25	Approval	Approval 8/26/26		
Public Comments	Some of the general comments made by Speakers at the Public Hearing on August 17, 2026 were: <u>Speakers For:</u> - Applicant - Would like to rezone to be able to subdivide the property back into its previous configuration and allow for one additional dwelling on the property. - The subdivision was established prior to zoning of the area and the majority of the lots in this subdivision that do not meet the minimum lot size of 15,000 sq. ft. for the R-15 Zoning District - Has obtained a setback variance for the existing dwelling that was built prior to zoning of the property. <u>Speakers Against:</u> None List of meetings with staff: N/A					Petition/Letter For: <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 0.59 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. - Staunton Bridge Road is a two-lane State -maintained major collector road. The parcel has approximately 130 feet of frontage along Staunton Bridge Road. East Caroline Street is a two-lane, County-maintained local road. The parcel has approximately 150 ft of frontage along East Caroline Street. The property is 0.74 miles north of the intersection of I-85 and Staunton Bridge Road. The property is not along a bus route but Route 504 Anderson bus stops are 1.2 miles away at White Horse Road and Staunton Bridge Road (outbound) and White Horse Road and Staunton Bridge Road(inbound). There is an existing sidewalk along the opposite side of Staunton Bridge Road. - 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-10, Single-Family Residential District. The applicant is proposing single family residential.					

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CONCLUSION and RECOMMENDATION:

The subject parcel zoned R-15, Single-Family Residential District is located along Staunton Bridge Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to the R-10, Single-Family Residential District would be consistent with both the Plan Greenville County Comprehensive Plan future land use designation of Suburban Neighborhood and the South Greenville Area Plan future land use designation of Suburban Residential. Staff does not believe that the requested district would have a negative impact on the surrounding area.

Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-family Residential district.



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-2026-041

APPLICANT: Johnie DeVore of Cal-Arch Ventures, LLC for Annette Sullivan, Michelle Ivory, and Coretha Sullivan

PROPERTY LOCATION: 707 Staunton Bridge Rd., Greenville, SC 29611

PIN/TMS#(s): 0252000103300

EXISTING ZONING: R-15, Single-Family Residential District

REQUESTED ZONING: R-10, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.59

COUNCIL DISTRICT: 25 - Fant

ZONING HISTORY: The subject property was originally zoned R-15, Single-Family Residential District in June 1973 as part of Area 4A. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-15	Single-Family Residential
East	R-15	Single-Family Residential
South	R-15	Single-Family Residential
West	R-15, R-S	Single-Family Residential

WATER AVAILABILITY: Greenville Water – 6” on E Caroline ST and 8” on St available to serve the property.

SEWER AVAILABILITY: MetroConnects – 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 part of the South Greenville Area Plan, where it is designated as *Suburban Residential*. **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-15	2.9 units/acre	0.59	1 unit
Requested	R-10	4.4 units/acre		2 units

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

ROADS AND TRAFFIC: Staunton Bridge Road is a two-lane State -maintained major collector road. The parcel has approximately 130 feet of frontage along Staunton Bridge Road. East Caroline Street is a two-lane, County-maintained local road. The parcel has approximately 150 ft of frontage along East Caroline Street. The property is 0.74 miles north of the intersection of I-85 and Staunton Bridge Road. The property is not along a bus route but Route 504 Anderson bus stops are 1.2 miles away at White Horse Road

and Staunton Bridge Road (outbound) and White Horse Road and Staunton Bridge Road(inbound). There is an existing sidewalk along the opposite side of Staunton Bridge Road.

Location of Traffic Count	Distance to Site	2023	2024	2025
Staunton Bridge Road	2,780' N	3,700	3,700 +0%	3,500 -5.4%

**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:

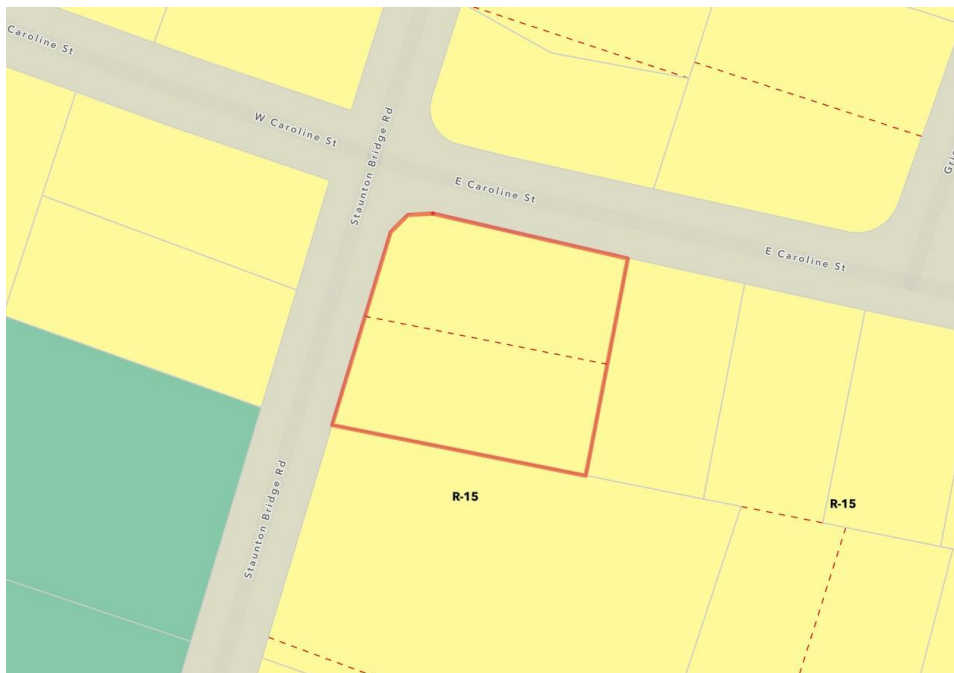
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**STAFF
RECOMMENDATION:**

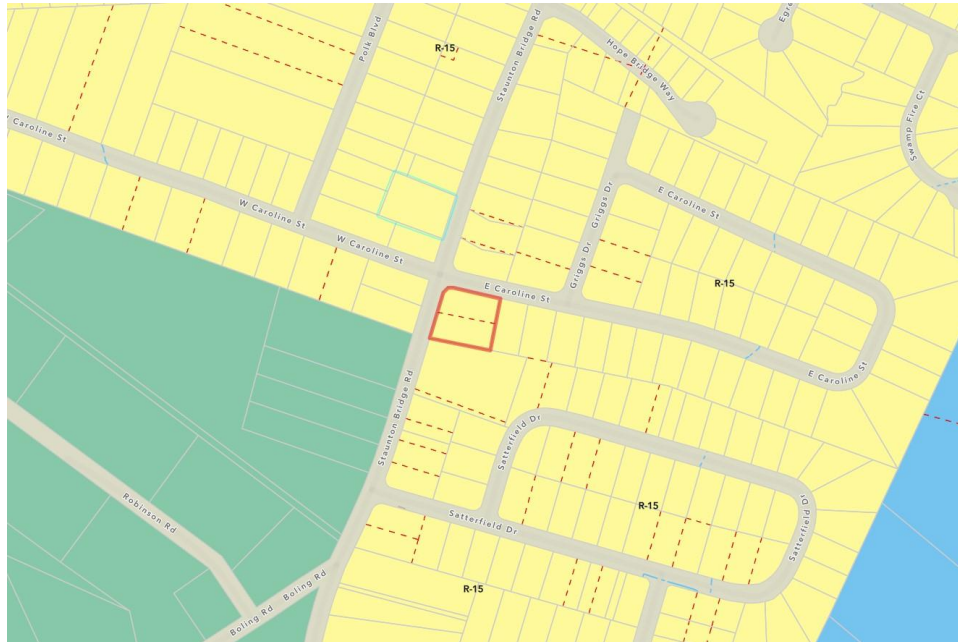
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Aerial Photography, 2026

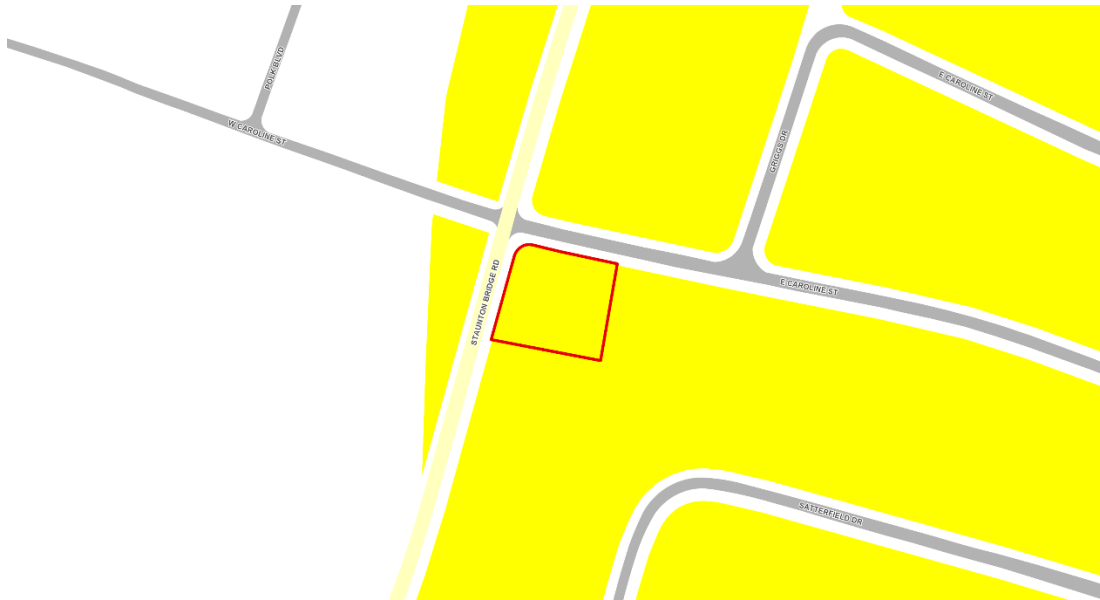


Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Suburban Residential