

Zoning Docket from August 17th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2026-042	Clarence Hair for Christina Hair 909 State Park Rd. Greenville, SC 29609 P039000100502 C-1, Commercial District to R-10, Single-Family Residential District	20	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 - The dwelling has never been used as a commercial use and would like to continue the use of the house - Has already obtained the necessary variance to rezone 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 0.23 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. - State Park Road is a State-maintained arterial road. The parcel has approximately 100 feet of road frontage along it. The property is not along a bus route but the Route 503 Poinsett Inbound bus stop is 0.85 miles away at N Pleasantburg Road and State Park Road. 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-10, Single-Family Residential District. The applicant is proposing Single-Family Residential. CONCLUSION and RECOMMENDATION: The subject parcel zoned C-1, Commercial District is located along State Park road, a two-lane State-maintained road. Staff is of the opinion that the requested zoning district would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Neighborhood</i>. Also, a successful rezoning to R-10, Single-Family Residential District would be consistent with the surrounding area. The requested district would not 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
301 University Ridge Suite S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Angel Sheldon, Planner I

RE: CZ-2026-042

APPLICANT: Clarence Hair for Christina (Kapp) Hair

PROPERTY LOCATION: 909 State Park Rd., Greenville, SC 29609

PIN/TMS#(s): P039000100502

EXISTING ZONING: C-1, Commercial District

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

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 0.23

COUNCIL DISTRICT: 20 - Shaw

ZONING HISTORY: After extensive research, staff is unsure the exact rezoning history of the property. We believe the subject property was originally zoned either C-2, Commercial District or R-MA, Multifamily Residential District in April 1972 as part of Area 3. The property was rezoned from R-MA to C-1, Commercial District as part of docket CZ-1975-028. The property was rezoned from C-1, Commercial District to R-M, Multifamily Residential District as part of docket CZ-2004-003. Staff can find no docket rezoning the property back from R-M to C-1 as indicated on the current County zoning map. There have been no other rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-M20, C-1	Townhome Development, Auto-Service
East	C-1, PD	Auto-Service, Subdivision Common Area
South	PD	Subdivision Common Area
West	R-M20	Townhome Development

WATER AVAILABILITY: Greenville Water – 8” on State Park Rd available to serve the property.

SEWER AVAILABILITY: MetroConnects – Sewer is available with an easement.

**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	C-1	12 units/acre	0.23*	2 units
Requested	R-10	4.4 units/acre		1 unit

* Only up to 80% of the total acreage may be used for residential under a mixed-use development.

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

ROADS AND TRAFFIC:

State Park Road is a State-maintained arterial road. The parcel has approximately 100 feet of road frontage along it. The property is not along a bus route but the Route 503 Poinsett Inbound bus stop is 0.85 miles away at N Pleasantburg Road and State Park Road. There are no sidewalks in the immediate area.

<i>Location of Traffic Count</i>	<i>Distance to Site</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>
<i>State Park Road</i>	<i>1,754' SW</i>	<i>9,600</i>	<i>10,400</i> <i>+8.3%</i>	<i>10,800</i> <i>+3.8%</i>

**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:

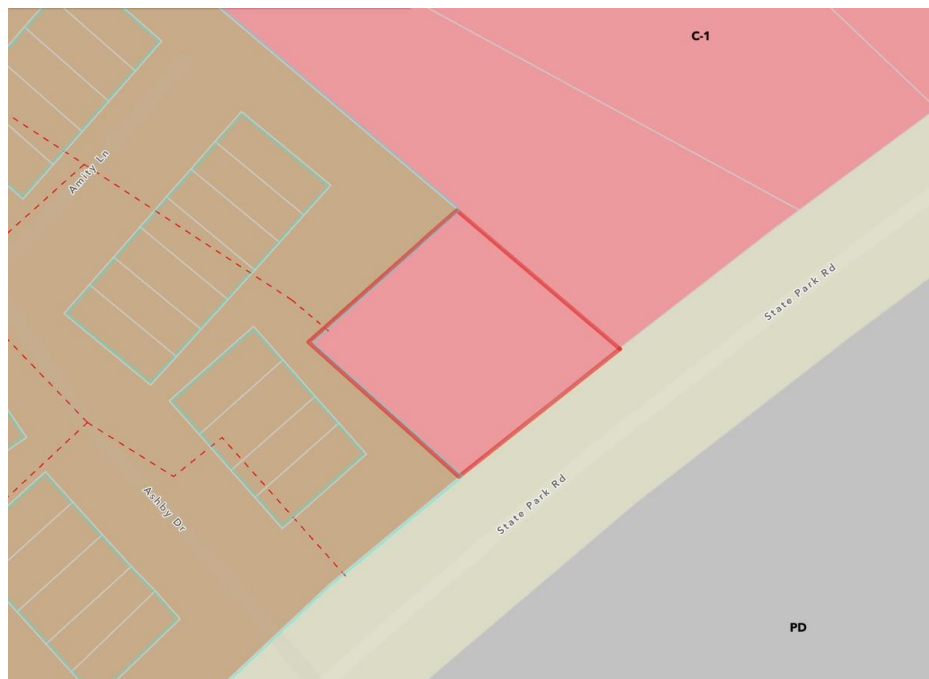
The subject parcel zoned C-1, Commercial District is located along State Park Road, a two-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to the R-10, Single-Family Residential District would be consistent with the Plan Greenville County Comprehensive Plan future land use designation of *Suburban Neighborhood* and would be consistent with similar zoning in the area.

**STAFF
RECOMMENDATION:**

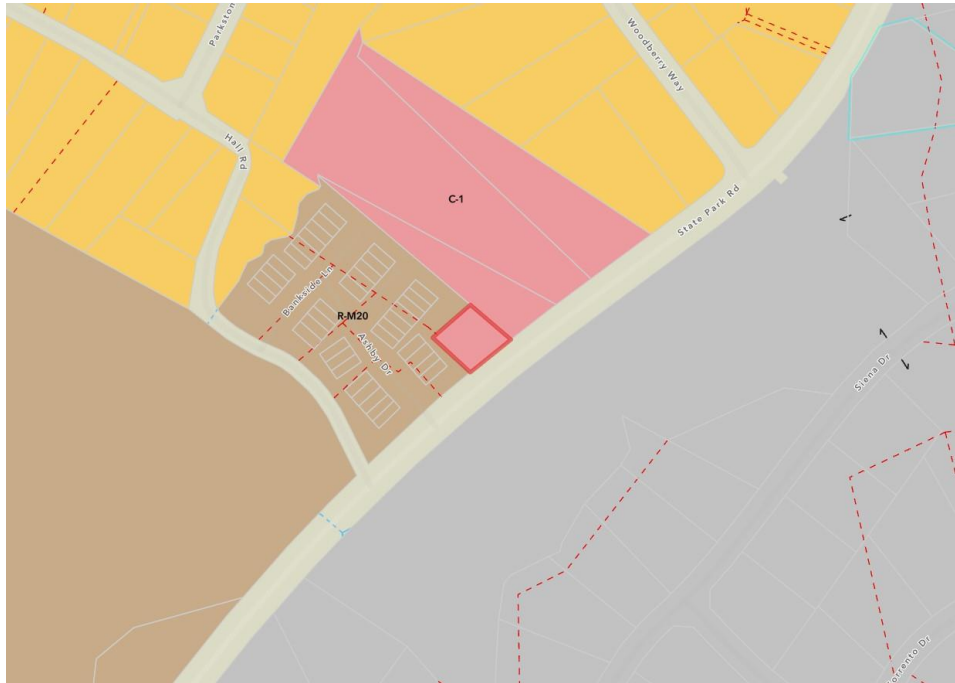
Based on these reasons, staff recommends approval of the requested rezoning to R-10, Single-Family Residential District.



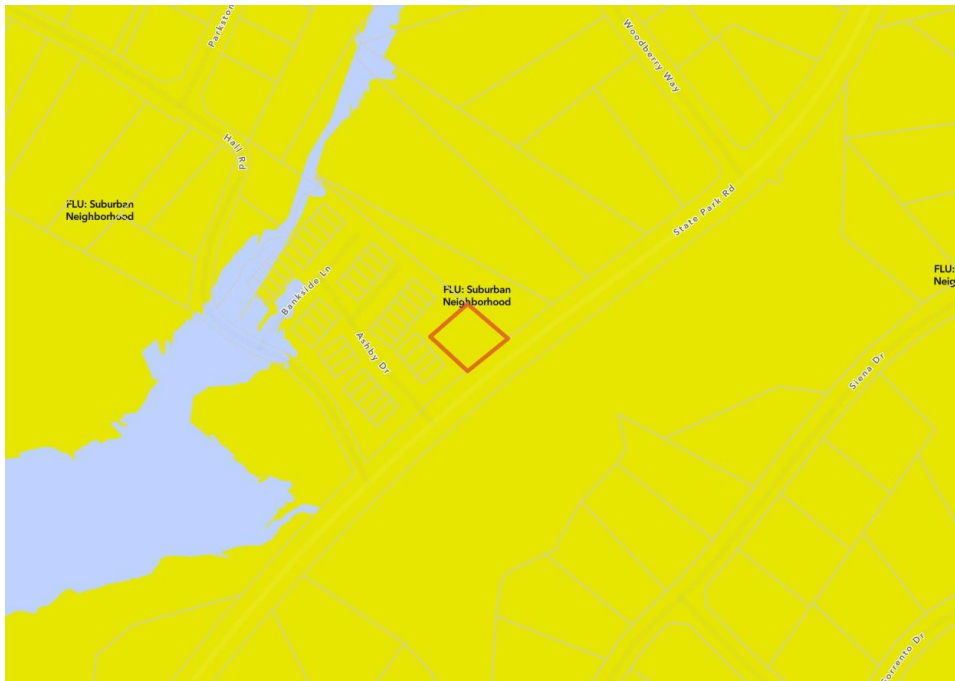
Aerial Photography, 2026



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map