

Zoning Docket from August 17th, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-047	Austin Allen of Arbor Land Design, LLC for Felicia Johnson of the South Carolina Vocational Rehabilitation Department 3799 Old Easley Bridge Rd., Greenville, SC 29611 0245000100100 R-S, Residential Suburban District to FRD, Flexible Review 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 - This request is in response to the feedback heard from Council regarding their current request for multifamily residential <u>Speakers Against:</u> None List of meetings with staff: Pre-submittal Meeting 6/16/2026					Petition/Letter <u>For:</u> <u>Against:</u>
Staff Report	Below are the facts pertaining to this docket: - The subject property consists of approximately 16.74 acres. - The subject property is part of the <u>Plan Greenville County Comprehensive Plan</u>, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any areas or community plans. - Old Easley Bridge Road is a 2-lane, State-maintained collector road. The property has approximately 440 feet of frontage along it. The property is approximately 1.9 miles Southwest of the intersection of Old Easley Bridge Road and White Horse Road. The property is not along a bus stop. 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 a mile of the site: Tanglewood Middle. - The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing a Care Center. Project Information: The applicant is proposing to rebuild a previously destroyed rehabilitation center on the site. Due to the amount of time elapsed since the last center was destroyed, it could not be re-established under the current zoning. Proposed Land Uses: The proposed use is a care center operated by the South Carolina Vocational Rehabilitation Department. Architectural Design: The applicant states that the main facility will be constructed using masonry, brick, stone, Hardie					

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board, and glass, or a mixture thereof. The main facility would be capped at 45,000 square feet, and have a maximum of 40 residential rooms and 80 beds. There may also be accessory pre-fabricated metal storage buildings, with a maximum size of 1,000 square feet. Materials will be a neutral color. The maximum height will be 45'.

Access and Parking:

There is currently a single access point off of Old Easley Bridge Road which will be utilized. Given the nature of the facility, there will be no pedestrian access from the road. The applicant states that parking will be provided at a ratio of 1 space per 1,250 square feet of the facility. There would be a minimum of 32 parking spaces provided, and a maximum of 50.

Landscaping and Buffering:

The applicant is proposing a 25' setback and buffer along the property boundaries. Where screening is lacking within the buffer area, it will either be supplemented with new plantings having a minimum mature height of 6', or a 6' opaque fence. Parking lot trees and foundation plantings will be provided. Trash facilities and mechanical equipment is to be screened by landscaping, fencing, or combination thereof. The site would adhere to the Greenville County Tree Ordinance.

Signage and Lighting:

The applicant states that a single monument sign would be provided at the entrance with a maximum height of 8', and maximum size of 150'. Materials would include brick, stone, or other comparable materials. Building signage will adhere to the Greenville County Sign Ordinance. Lighting will be dark sky compliant, have a maximum mounting height of 16', and shall comply with Section 12:1.1 of the Greenville County Zoning Ordinance.

CONCLUSION and RECOMMENDATION:

The subject parcel, zoned R-S, Residential Suburban District is located along Old Easley Bridge Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow a previously occurring use to resume on the property and would not have an adverse impact on surrounding properties given the rural setting and limited number of adjacent residential homes.

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review 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: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2026-047

APPLICANT: Austin Allen of Arbor Land Design, LLC for Felicia Johnson of the South Carolina Vocational Rehabilitation Department

PROPERTY LOCATION: 3799 Old Easley Bridge Rd., Greenville, SC 29611

PIN/TMS#(s): 0245000100100

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: FRD, Flexible Review District

PROPOSED LAND USE: Care Center

ACREAGE: 16.74

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: This property was originally zoned R-S, Residential Suburban District, in June 1973 as part of Area 4A. Previous docket CZ-2026-025 to rezone the property from R-S to R-M10, Multifamily Residential District has been held by the Planning & Development Committee. There have been no other rezoning requests for this property.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S, PD	Single-Family Residential, Vacant Land
East	R-S, PD	Single-Family Residential, Vacant Land
South	R-S	Public Utility Facility
West	R-S	Single-Family Residential, 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 *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	R-S	1.7 units/acre	16.74	28 units
Requested	FRD	0 units/acre		0 units

A successful rezoning would allow for 28 less dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: Old Easley Bridge Road is a 2-lane, State-maintained collector road. The property has approximately 440 feet of frontage along it. The property is approximately 1.9 miles Southwest of the intersection of Old Easley Bridge Road and White Horse Road. The property is not along a bus stop. There are no sidewalks in the immediate area.

Location of Traffic Count	Distance to Site	2023	2024	2025
Old Easley Bridge Road	1,115' SE	2,200	2,700 +22.7%	2,600 -3.7%

**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 a mile of the site: Tanglewood Middle.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing to rebuild a previously destroyed rehabilitation center on the site. Due to the amount of time elapsed since the last center was destroyed, it could not be re-established under the current zoning.

Proposed Land Uses:

The proposed use is a care center operated by the South Carolina Vocational Rehabilitation Department.

Architectural Design:

The applicant states that the main facility will be constructed using masonry, brick, stone, Hardie board, and glass, or a mixture thereof. The main facility would be capped at 45,000 square feet, and have a maximum of 40 residential rooms and 80 beds. There may also be accessory pre-fabricated metal storage buildings, with a maximum size of 1,000 square feet. Materials will be a neutral color. The maximum height will be 45'.

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Materials would include brick, stone, or other comparable materials. Building signage will adhere to the Greenville County Sign Ordinance. Lighting will be dark sky compliant, have a maximum mounting height of 16', and shall comply with Section 12:1.1 of the Greenville County Zoning Ordinance.

CONCLUSION:

The subject parcel, zoned R-S, Residential Suburban District is located along Old Easley Bridge Road, a two-lane, State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow a previously occurring use to resume on the property and would not have an adverse impact on surrounding properties given the rural setting and limited number of adjacent residential homes.

STAFF**RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District.



