

Zoning Docket from May 18, 2026 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2026-025	Austin Allen of Arbor Land Design, For SC Vocational Rehabilitation Department 3799 Old Easley Bridge Rd., Greenville, SC 29611 0245000100100 R-S, Residential Suburban District to RM-10, Multifamily Residential District	25	Denial	Denial 5/27/26	Held 6/1/26	
Public Comments	Some of the general comments made by Speakers at the Public Hearing on May 18, 2026 were: <u>Speakers For:</u> - Applicant - Engaged to help the property owner rebuild the care center that was there in the past. The facility burned down in 2017 - Funds were not available until now to rebuild - Will build a similar facility as to the one in Florence, SC - Project Director for Applicant - There will be both male and female dorms - This center will provide in-patient care through a 28 day program - The facility will have a sprinkler system and meet all current life-safety requirements - Receive both State and Federal funding - This would be for citizens that suffer from substance abuse <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 16.74 acres. - The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any current area or community plans. - Old Easley Bridge Road is a 2-lane, State-maintained Major 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 one mile of the site: Tanglewood Middle School. - The applicant is requesting to rezone the property to RM-10, Multifamily Residential District. The applicant is proposing a Care Center. CONCLUSION and RECOMMENDATION: The subject property, R-S, Residential Suburban, is located along Old Easley Bridge Road, a two-lane State-maintained local road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily					

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	Residential District, would be inconsistent with the Plan Greenville County Comprehensive Plan future land use designation of Suburban Neighborhood, which suggests a density of 3 to 5 dwelling units per acre, nor would it be consistent with similar zoning in the area. Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential District.
P&D	At the June 1st Planning & Development Committee meeting, the Committee voted to Hold the rezoning request to R-M10, Multifamily Residential District following discussion from Council. Councilman Blount asked questions regarding the recorded deeds and restrictions brought up during previous meetings. Staff has yet to authenticate these records. Blount claims to have seen them and expressed he will be sending them to staff. Councilman Bradley asked clarifying questions regarding staff's recommendations. At the July 13th Planning & Development Committee meeting, the Committee voted to hold the rezoning request to R-M10, Multifamily Residential District until the September 14, 2026 P&D Meeting. Mr. Baxley informed the Committee that the applicant has now applied to rezone this property to FRD, which will be heard at Public Hearing and Planning Commission in August. Councilman Blount noted it would be wise to hold this request until the FRD application catches up in September.



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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Angel Sheldon, Planner I

RE: CZ-2026-025

APPLICANT: Austin Allen of Arbor Land Design, for SC 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: RM-10, Multifamily Residential 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. There have been no prior rezoning requests for this property.

EXISTING LAND USE: Vacant Land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-family Residential
East	R-S	REWA Facility
South	R-S	Single-family Residential
West	R-S	Single-family Residential

WATER AVAILABILITY: Greenville Water – 6” Private Main inside the property available.

SEWER AVAILABILITY: Metropolitan 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 Future Land Use: *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	RM-10	10 units/acre		167.4 units

A successful rezoning would allow for 139 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Old Easley Bridge Road is a 2-lane, State-maintained Major 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	2022	2023	2024
Old Easley Bridge Road	477' E	2,200	2,200	2,700 +22.7%

**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 one mile of the site: Tanglewood Middle School.

CONCLUSION:

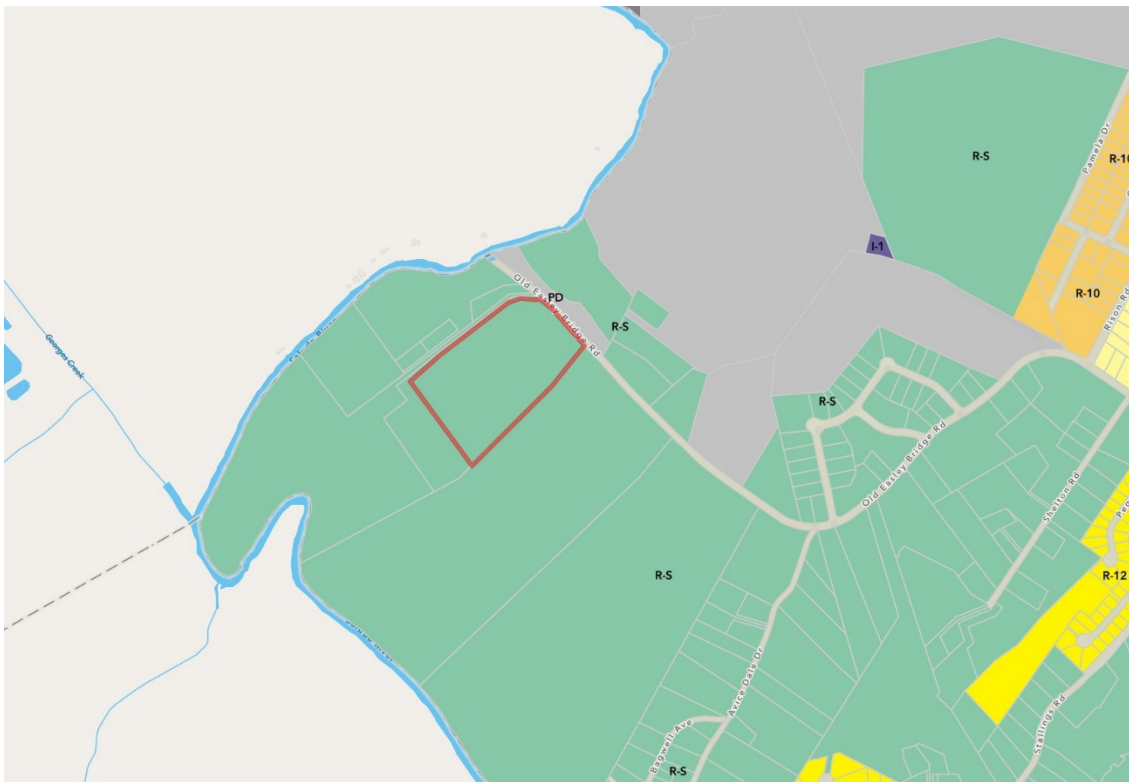
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**STAFF
RECOMMENDATION:**

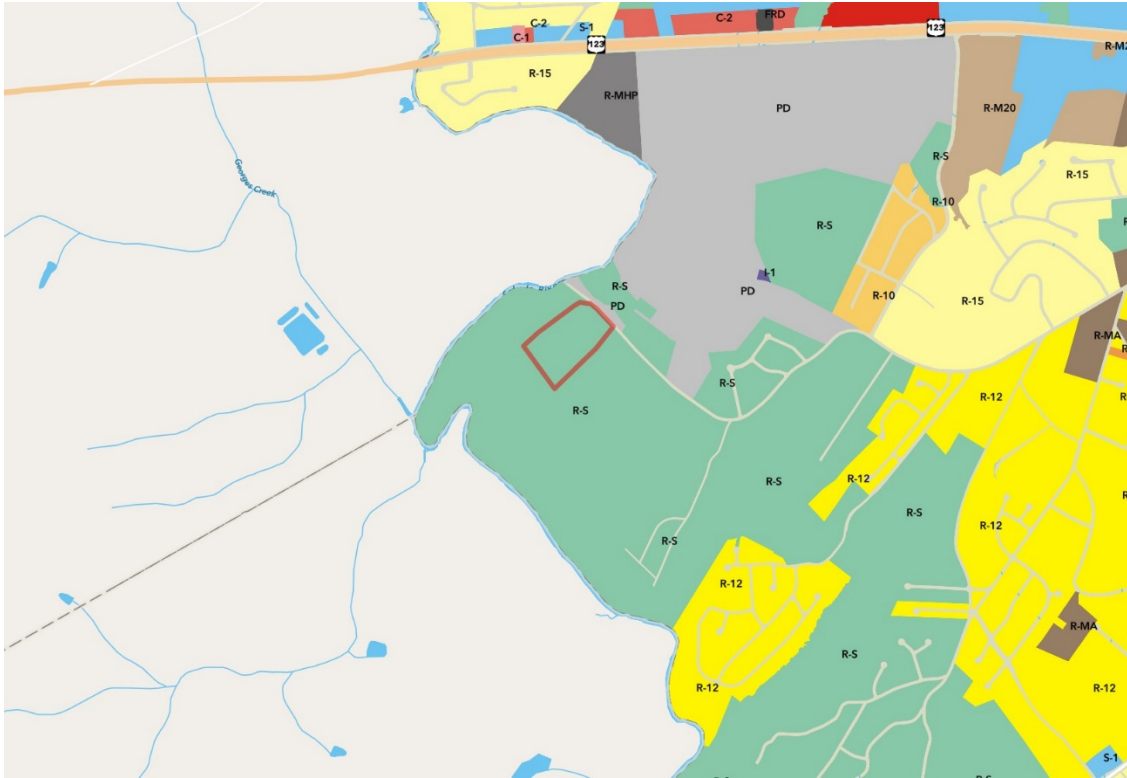
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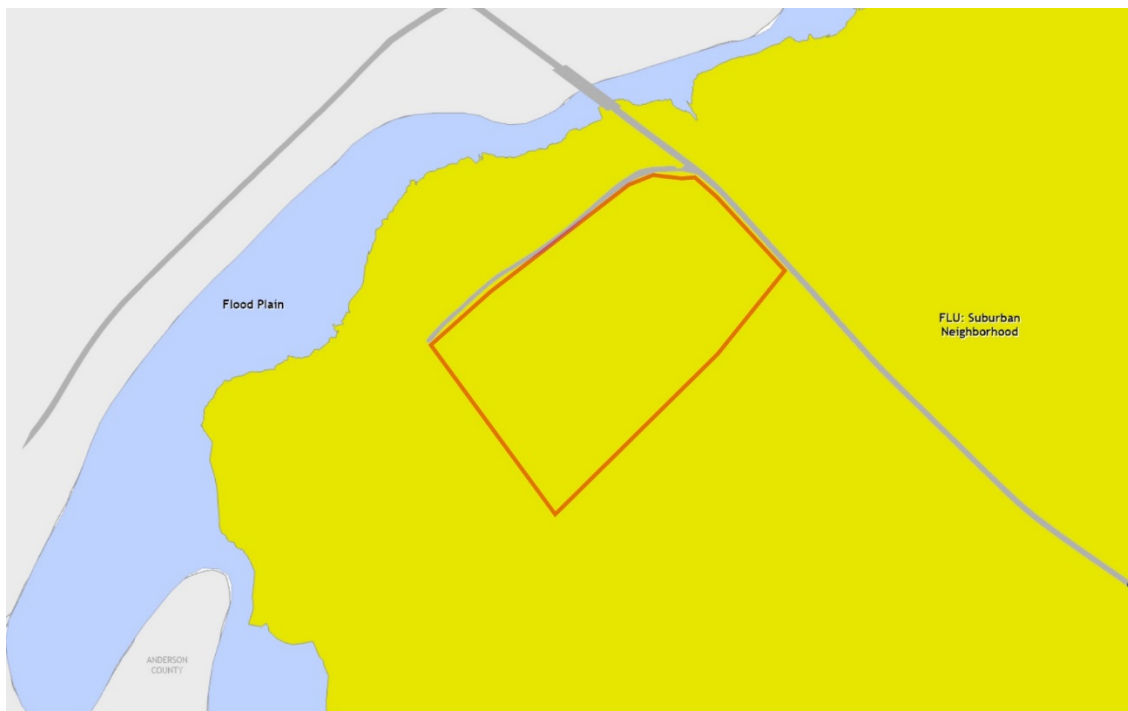
Aerial Photography, 2026



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map
Suburban Neighborhood: 3-5 DU/acre