



Greenville County Planning Division  
Department of Zoning Administration  
301 University Ridge Suite 4100  
Greenville, SC 29601  
Office: 864.467.7425  
Fax: 864.467.7164

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2023-035

**APPLICANT:** Stanley E. McLeod of Brown, Massey, Evans, McLeod &  
Haynsworth, LLC for Michael L. Riddle

**PROPERTY LOCATION:** 812 & 820 Antioch Church Rd., Greenville, SC 29605

**PIN/TMS#(s):** 0593030100405 & 0593030100406

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** I-1, Industrial District

**PROPOSED LAND USE:** Warehouse

**ACREAGE:** 18.70

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The subject parcels were originally zoned R-S, Residential Suburban in May, 1971 as part of Area 2. There have been no other rezoning requests.

**EXISTING LAND USE:** Single-Family Residential, Agriculture, and Vacant Land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Industrial
East	S-1	Vacant Land
South	R-S	Single-Family Residential
West	I-1	Agriculture

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District

**PLAN GREENVILLE**

**COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Industrial*. \*\*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-S	1.7 units/acre	18.70	31 units
Requested	I-1	0 units/acre		0 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:** Antioch Church Road is a two-lane, State-maintained collector road. The parcels have approximately 1,703.6 feet of frontage along Antioch Church Road. The parcel is approximately 0.3 miles west of the intersection of Antioch Church Road and Fork Shoals Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2018	2019	2021
Antioch Church Road	0'	4,200	4,100 -1.0%	3,700 -1.1%

**CULTURAL AND  
ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Robert E. Cashion Elementary.

**CONCLUSION:**

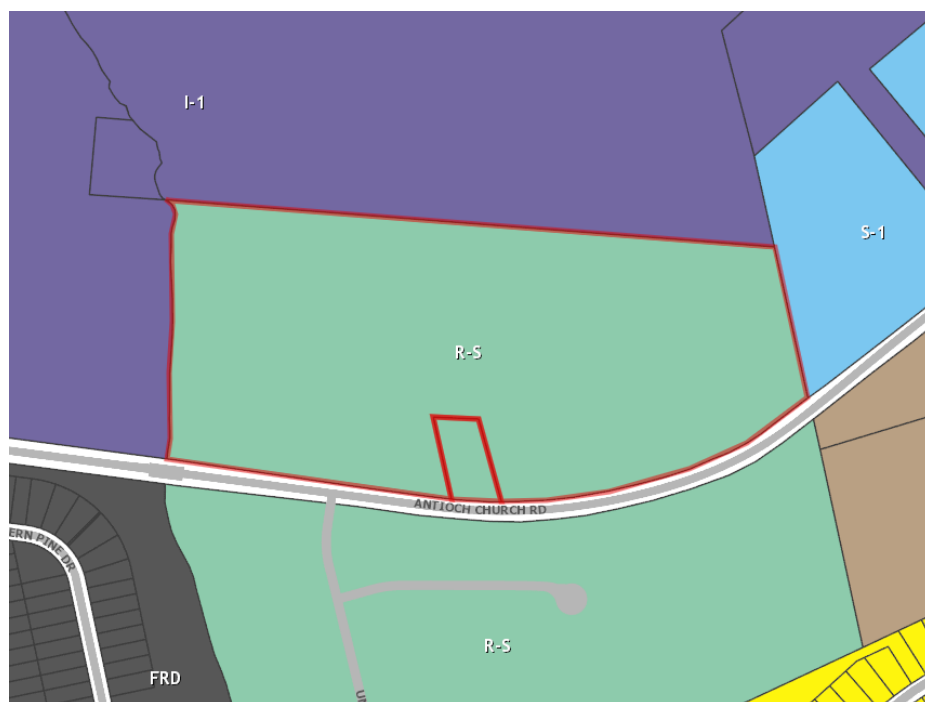
The subject parcels zoned R-S, Residential Suburban District are located along Antioch Church Road, a two-lane, State-maintained collector road. Staff is of the opinion that while the request for I-1, Industrial District would be consistent with the Plan Greenville County Comprehensive Plan which designates the parcels as *Industrial*, it would not be consistent with the South Greenville Area Plan which designates the parcels as *Suburban Residential*. Staff recognizes that there are multiple adjacent properties already zoned I-1, Industrial; however, these have access onto alternate streets with better visibility. Antioch Church Road has narrow to non-existent shoulders and is also seeing a number of residential developments being built along it. Staff is concerned that adding large commercial vehicles on this street could create a safety hazard for the growing number of residents living along Antioch Church Road.

**STAFF  
RECOMMENDATION:**

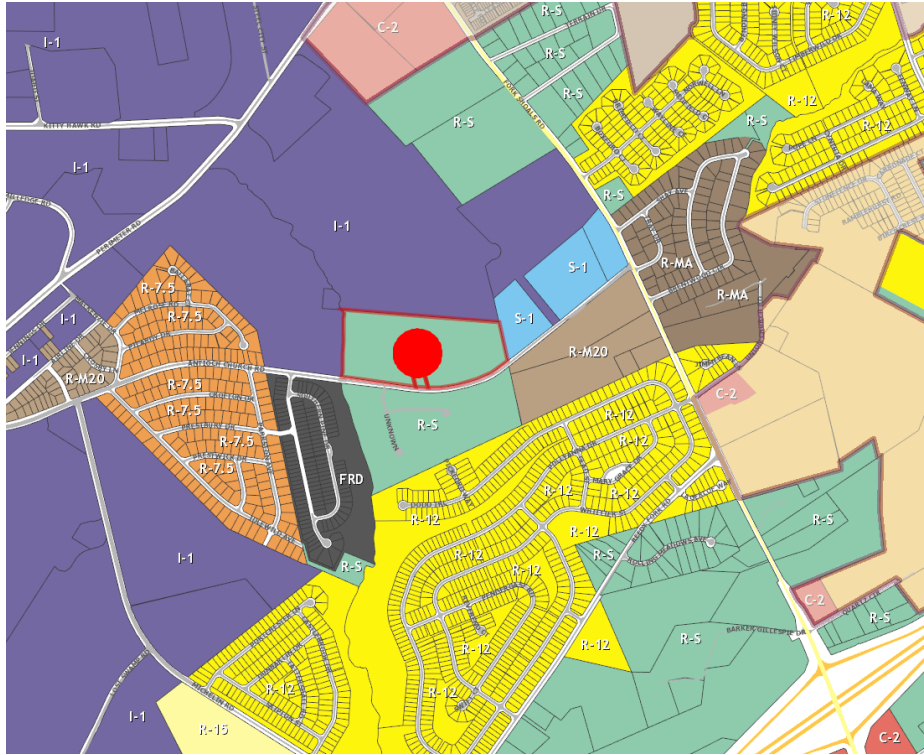
Based on these reasons, staff recommends denial of the requested rezoning to I-1, Industrial District.



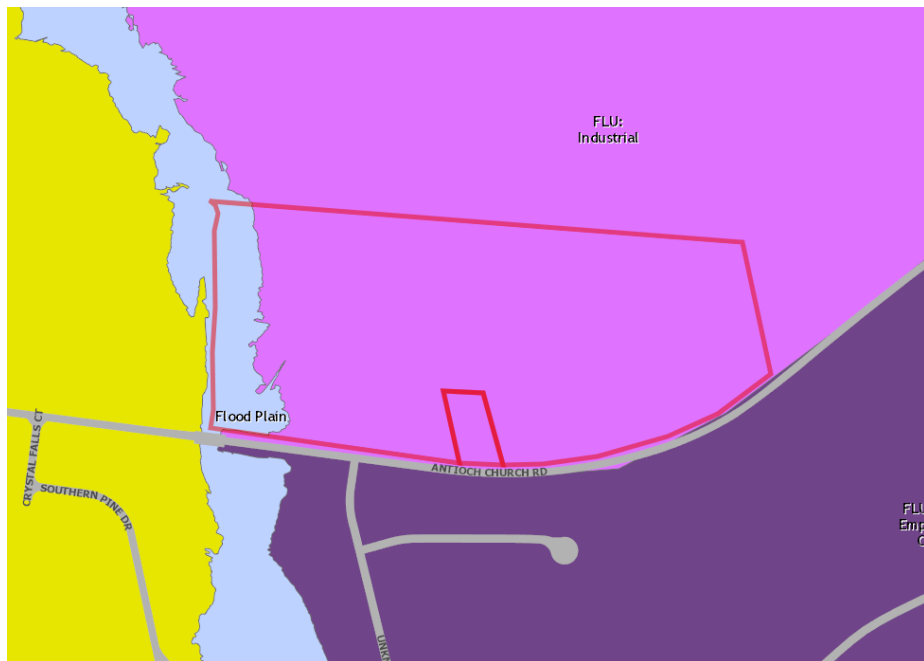
Aerial Photography, 2022



### Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map