



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, Planner II

RE: CZ-2025-017

APPLICANT: Jenny Reyes for VanRock Holdings, LLC

PROPERTY LOCATION: 4607 & 4615 Old Spartanburg Rd., Taylors, SC 29687

PIN/TMS#(s): 0538010103000 & 0538010103100

EXISTING ZONING: POD, Planned Office District

REQUESTED ZONING: R-MA, Multifamily Residential District

PROPOSED LAND USE: Single-Family Attached Residential

ACREAGE: 3.29

COUNCIL DISTRICT: 20 – Shaw

ZONING HISTORY: The subject property was originally zoned R-MA, Multifamily Residential District in May, 1970 as part of Area 1. The property was rezoned from R-MA to R-M1, Multifamily Residential District as part of rezoning docket CZ-2003-010. The property was rezoned from R-M1 to POD, Planned Office District as part of rezoning docket CZ-2008-041. There have been no other rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single-Family Residential, Multifamily
East	R-7.5, R-MA	Single-Family Residential
South	R-MA	Multifamily Residential
West	R-MA	Multifamily Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District – Sewer is accessible

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional 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 provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	POD	10 units/acre	3.29	32 units
Requested	R-MA	20 units/acre		65 units

A successful rezoning would allow for 33 more dwelling units than are allowed under the current zoning.

ROADS AND TRAFFIC:

Old Spartanburg Road is a four to five-lane State-maintained arterial road and the property has approximately 435 feet of frontage along it. The property is approximately 0.8 miles southwest of the intersection of Old Spartanburg Road and Brushy Creek Road. The property is not along a bus route. There is an existing sidewalk along both sides of Old Spartanburg Road.

Location of Traffic Count	Distance to Site	2019	2021	2022
Agnew Road	1,900' W	21,800	19,600 -10.1%	21,500 +9.7%

CULTURAL AND ENVIRONMENTAL:

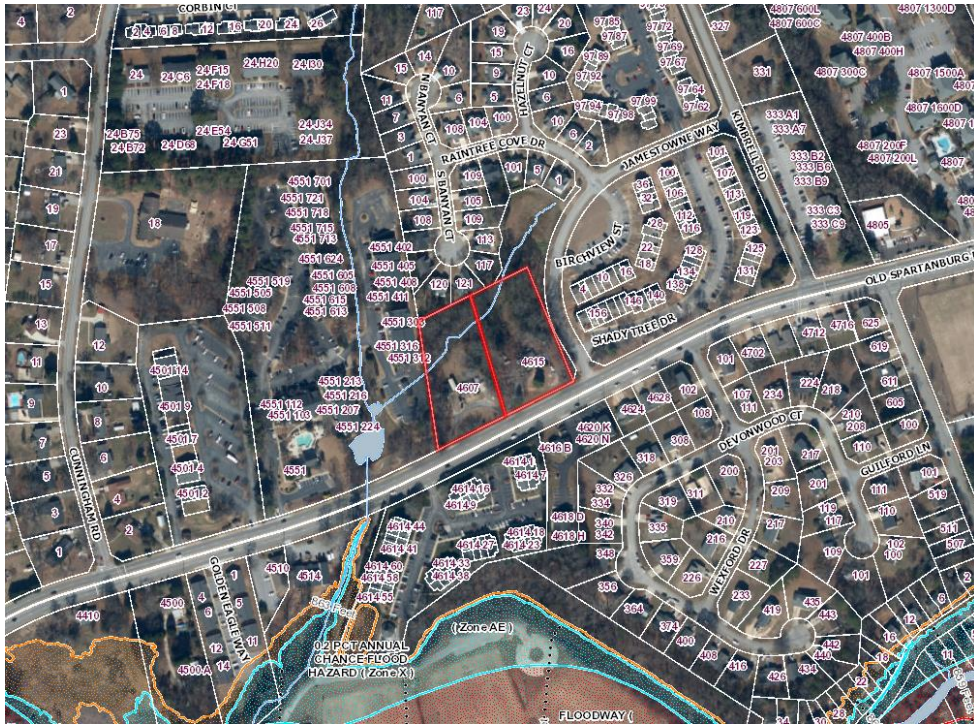
Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are four schools located within a mile of the site: Eastside High, Northwood Middle, Brushy Creek Elementary, and Mitchell Road Elementary.

CONCLUSION:

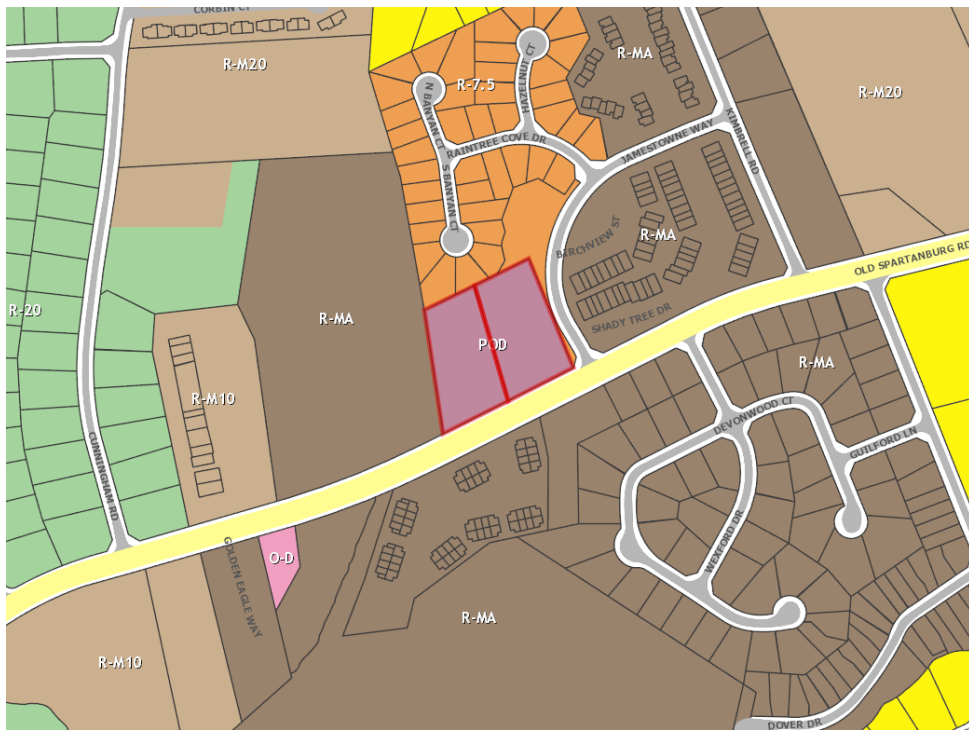
The subject property, zoned POD, Planned Office District, is located along Old Spartanburg Road, a four to five-lane State-maintained arterial road. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential District would be consistent with the Plan Greenville County Comprehensive Plan designation of *Traditional Neighborhood* and would be consistent with similar zoning in the area.

STAFF RECOMMENDATION:

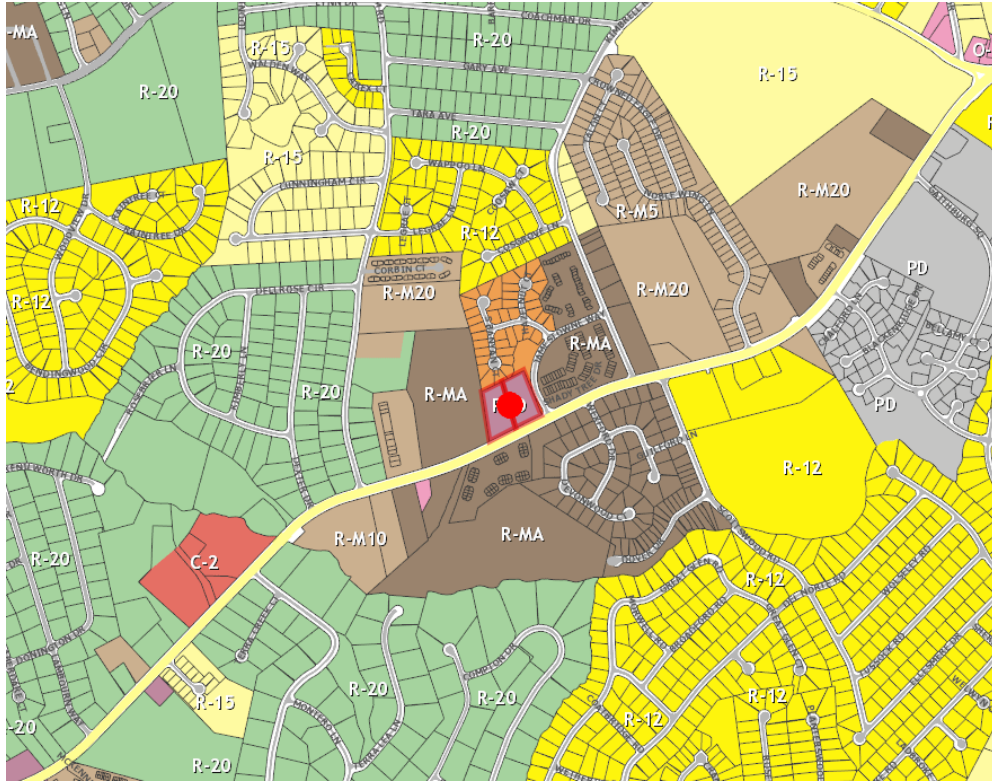
Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.



Aerial Photography, 2024



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map