

Zoning Docket from January 8th, 2024 Public Hearing

- Greenbriar Drive is a two-lane, County-maintained local road. The parcel has approximately 183 feet of frontage along Greenbriar Drive. Log Shoals Road is a two-lane, State-maintained collector road. The parcel has approximately 162 feet of frontage along Log Shoals Road. The parcel is located on the intersection of Greenbriar Drive and Log Shoals Road. The property is not along a bus route. There are no sidewalks located by the parcel on Greenbriar Drive, however, Log Shoals Road does have existing sidewalks in the area.
- Floodplain is not present on the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Greenbrier Elementary.
- The applicant is requesting to rezone the property to R-10, Single-Family Residential District. The applicant is proposing single-family residential duplexes.

CONCLUSION and RECOMMENDATION:

The subject parcel zoned R-S, Residential Suburban District is located along Greenbriar Drive, a two lane County-maintained local road and Log Shoals Road, a two-lane State-maintained collector road. Staff is of the opinion that while the requested zoning district is consistent the Plan Greenville County Comprehensive Plan in terms of density (3 – 5 dwellings per acre), the compatibility with uses along Greenbriar Drive and the surrounding area characteristics are not consistent.

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



Greenville County Planning Division
Department of Zoning Administration
301 University Ridge S-3200
Greenville, SC 29601
Office: 864.467.7425

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Kelsey Mulherin, Planner II

RE: CZ-2024-004

APPLICANT: Amin Taha

PROPERTY LOCATION: Greenbriar Dr. & Log Shoals Rd., Simpsonville, SC
29680

PIN/TMS#(s): 0573020100101

EXISTING ZONING: R-S, Residential Suburban District

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

PROPOSED LAND USE: Single-Family Residential Duplexes

ACREAGE: 1

COUNCIL DISTRICT: 28 – Tripp

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other zoning requests pertaining to this property.

EXISTING LAND USE: Vacant Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S	Vacant Land
South	R-10 (City of Mauldin)	Single-Family Residential
West	R-S	Single-Family Residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Sewer is not readily accessible

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 provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.2 units/acre	1	1 unit
Requested	R-10	4.4 units/acre		4 units

A successful rezoning would allow for 3 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

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There are no traffic counts located in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site; Greenbrier Elementary.

CONCLUSION:

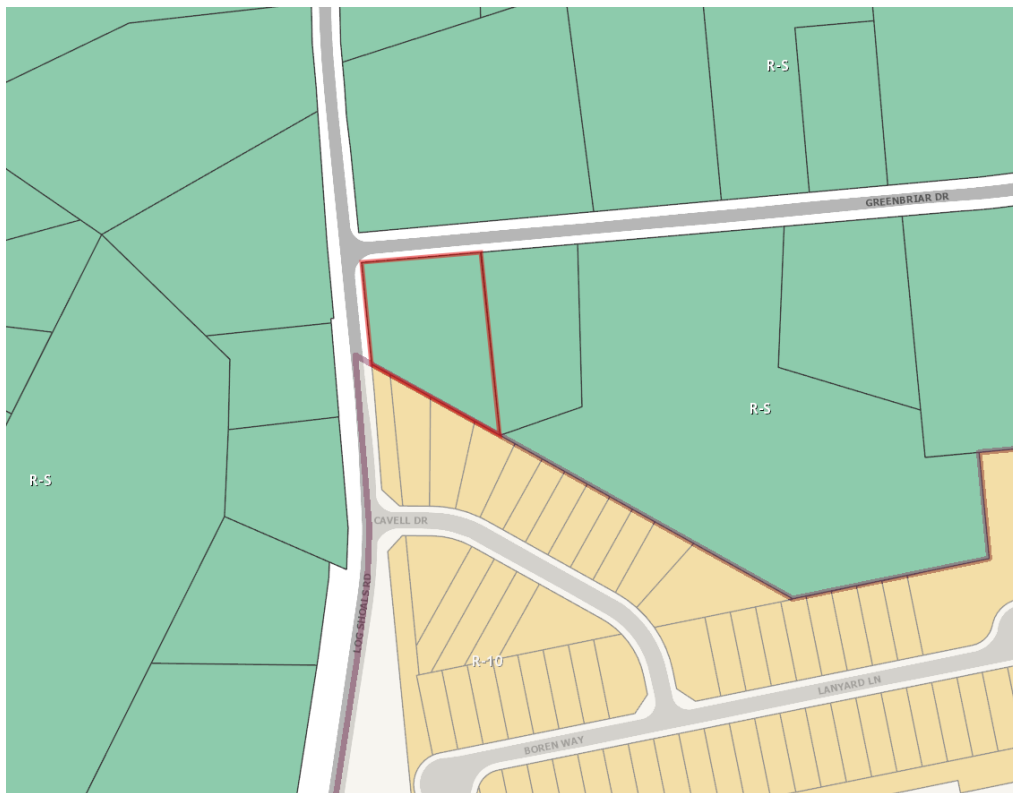
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STAFF RECOMMENDATION:

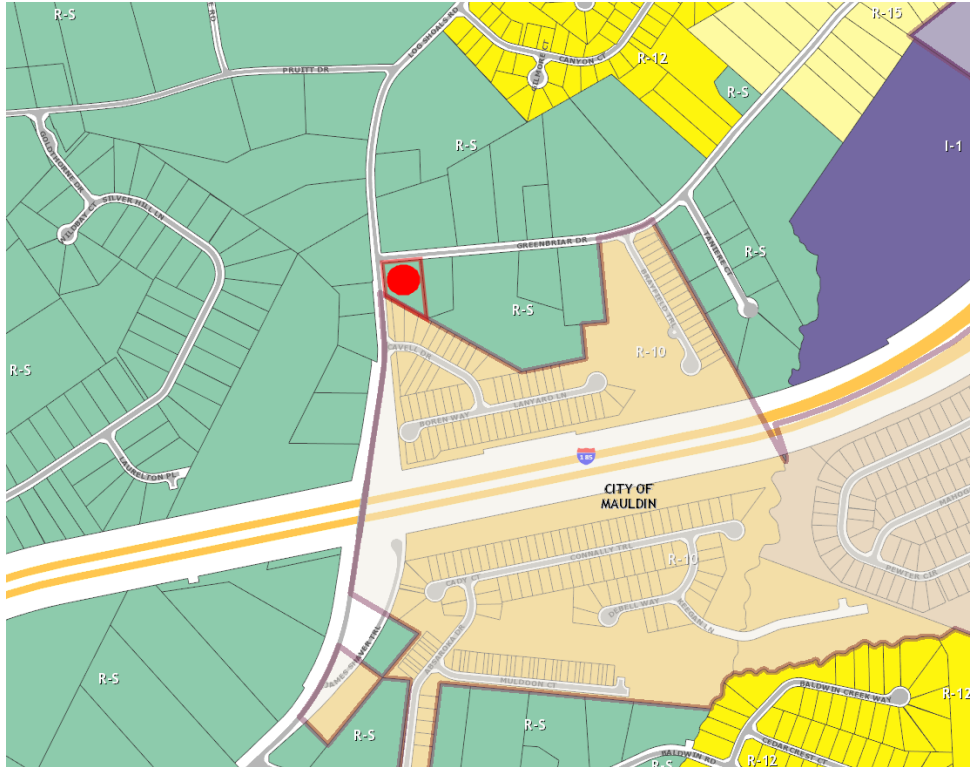
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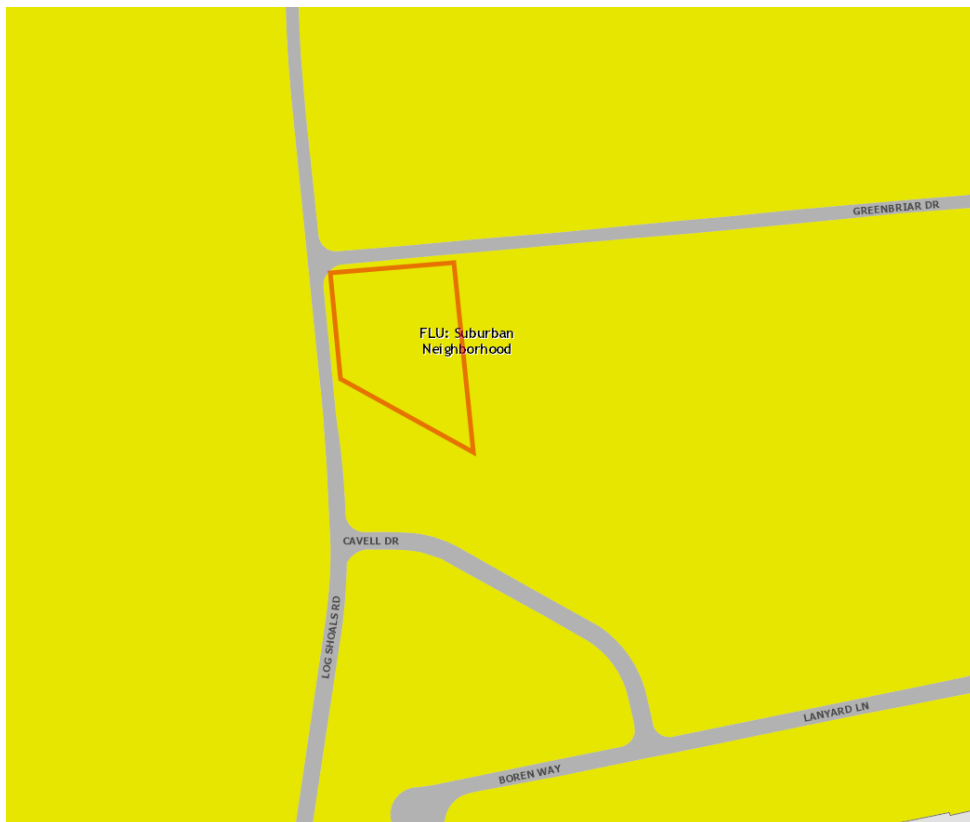
Aerial Photography, 2023



Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map