





Greenville County Planning Division  
Department of Zoning Administration  
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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner II

**RE:** CZ-2024-016

**APPLICANT:** Bobby Miller of Millertime, LLC for Millertime, LLC

**PROPERTY LOCATION:** 21, 25, & 27 S. Charles Drive, Greenville, SC 29605

**PIN/TMS#(s):** Portion of 0420000101501

**EXISTING ZONING:** S-1, Services District

**REQUESTED ZONING:** R-MA, Multifamily Residential District

**PROPOSED LAND USE:** Single-Family Residential

**ACREAGE:** 0.01

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-MA, Multifamily Residential District, in May 1971 as part of Area 2. There have been two previous rezoning requests for this parcel; Docket CZ-2024-003, which was administratively withdrawn due to a mapping error that was discovered during the review process and Docket CZ-2021-024, requesting C-2, Commercial District to R-MA, Multifamily Residential District, was withdrawn by the applicant. The portion of the parcel in question was combined with parcel 0420000101501 in October of 2023. This portion of the parcel was originally zoned R-MA, Multifamily Residential District in May 1971 as part of Area 2. There has been 1 previous rezoning request for this portion of the parcel, CZ-1997-043, requesting C-2, Commercial District and R-MA, Multifamily Residential District to C-2, Commercial District and S-1, Services District, this request was approved by County Council August 5<sup>th</sup> 1997. There have been no other rezoning requests.

**EXISTING LAND USE:** Single-Family Residential

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2 & R-MA	Single-Family Residential
East	R-MA	Single-Family Residential
South	S-1	Vacant
West	S-1 & C-2	Single-Family Residential & Vacant Land

**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 *Suburban Neighborhood*. \*\*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 Conestee Area Plan, where it is designated as *Service Sector and Village*. \*\*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	S-1	0 units/acre	.01	0 units
Requested	R-MA	20 units/acre		0 units

A successful rezoning would allow for no more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

S. Charles Drive is a two-lane County-maintained local road. This portion of the parcel has no road frontage on S. Charles Drive. The parcel is approximately 0.13 miles southwest of the intersection of S. Charles Drive and Conestee Road. The property is not located along a bus route and there are no sidewalks along S. Charles Drive.

*There are no traffic counts located along S. Charles Drive.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within one mile of the site.

**CONCLUSION:**

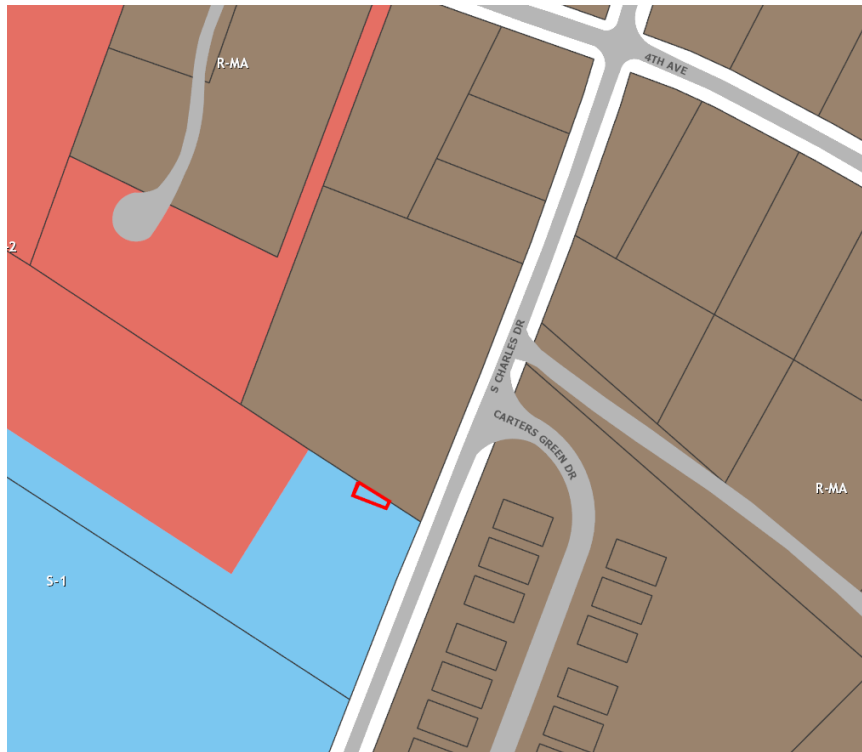
The subject portion of the parcel zoned S-1, Services District is located along S. Charles Drive, a two-lane County-maintained local road. Staff is of the opinion that the requested rezoning to R-MA, Multifamily Residential District is consistent with the Plan Greenville County Comprehensive Plan which designates the parcel as *Suburban Neighborhood* and recommends a density of 3 to 5 dwellings per acre. Additionally, the requested zoning district is consistent with adjacent parcels to the North.

**STAFF RECOMMENDATION:**

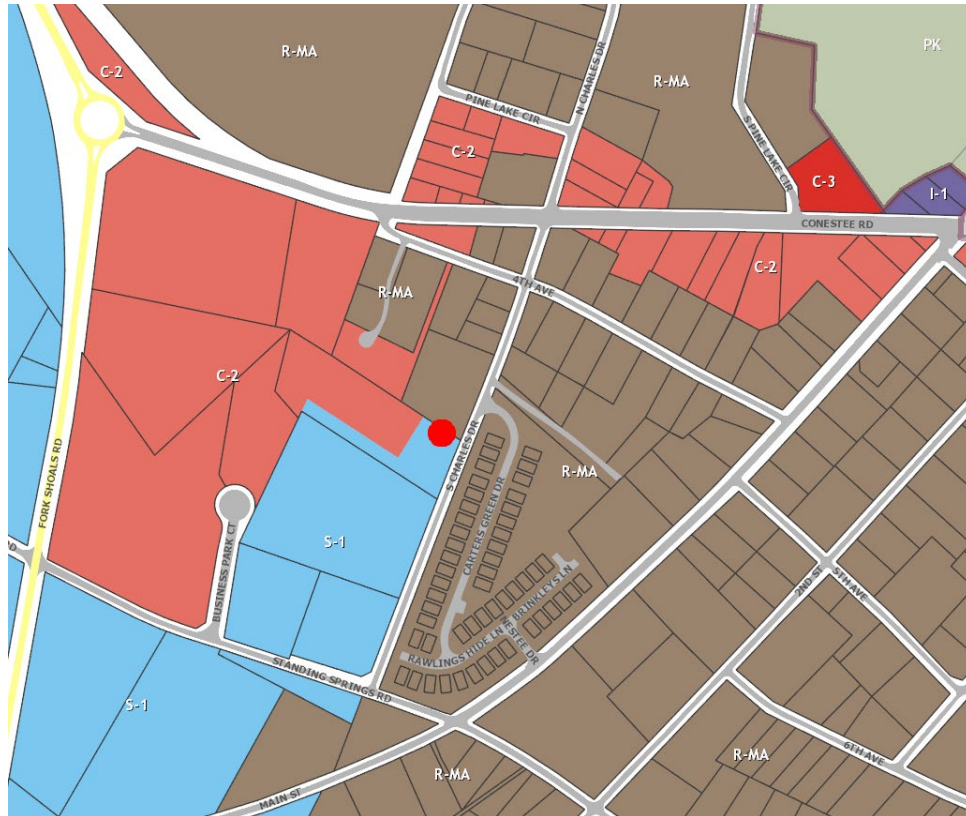
Based on these reasons, staff recommends approval of the requested rezoning to R-MA, Multifamily Residential District.



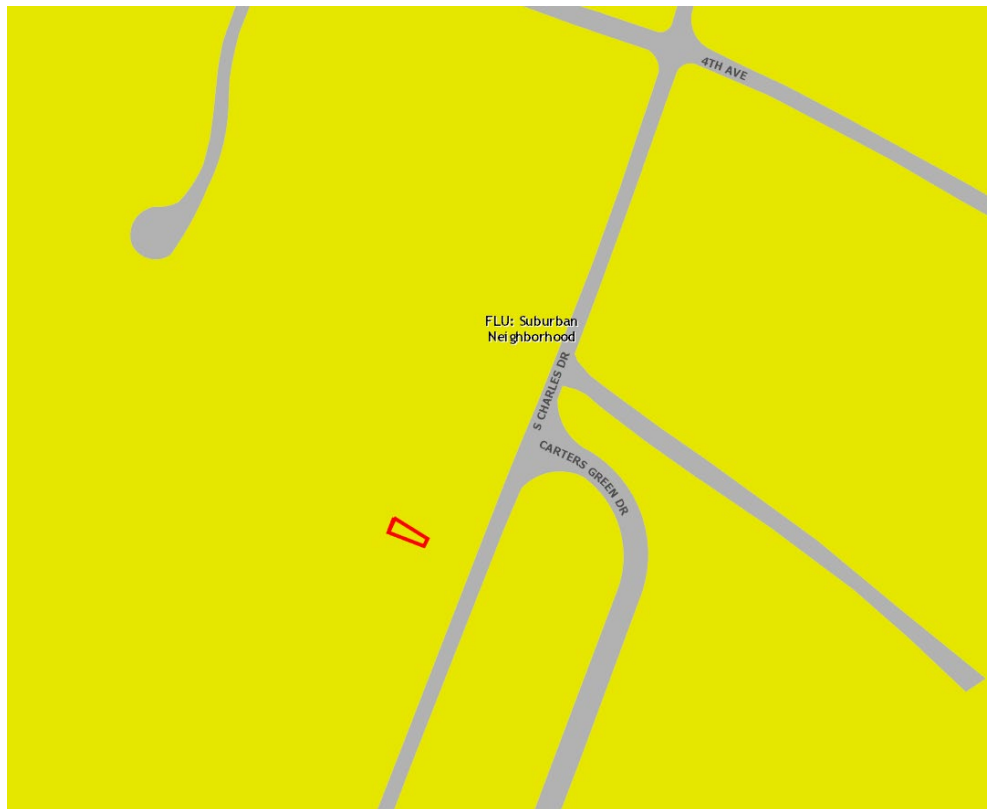
Aerial Photography, 2023



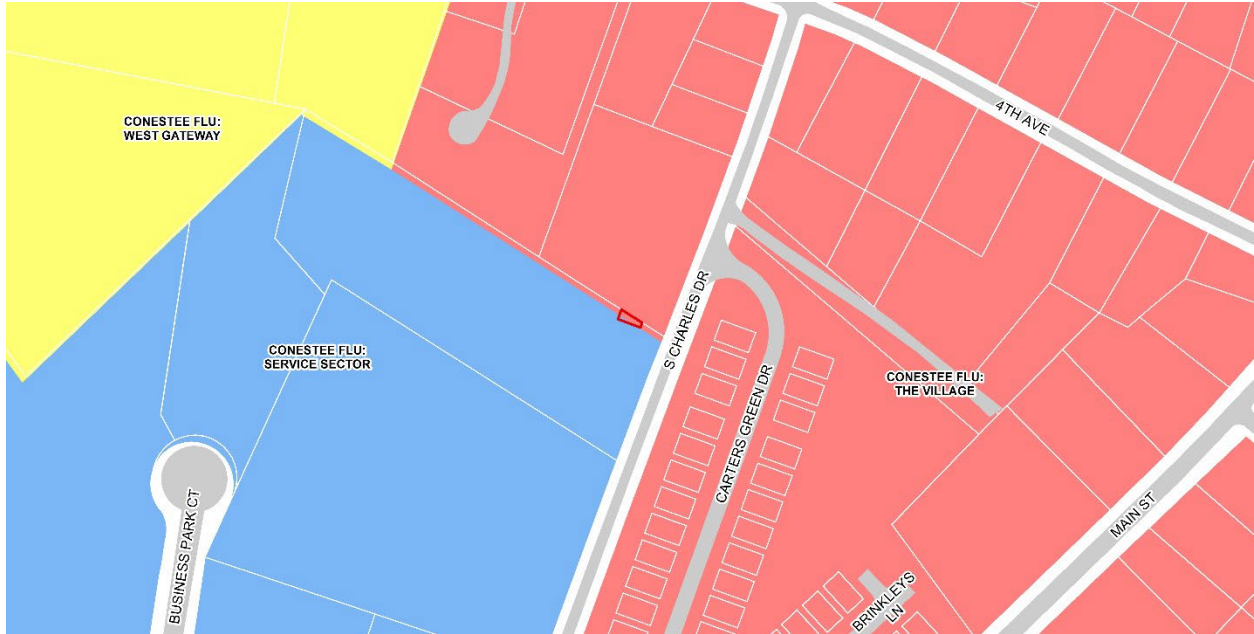
Zoning Map, Zoomed In



Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map



Conestee Area Plan, Future Land Use Map