





Greenville County Planning Division  
Department of Zoning Administration  
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Greenville, SC 29601  
Office: 864.467.7425

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

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2024-032

**APPLICANT:** Jacob Pyhala of JP Alliance LLC

**PROPERTY LOCATION:** 253 Roberts Rd., Taylors, SC 29687

**PIN/TMS#(s):** 0525010104400

**EXISTING ZONING:** R-12, Single-Family Residential District

**REQUESTED ZONING:** R-M2, Multifamily Residential District

**PROPOSED LAND USE:** Duplex Home

**ACREAGE:** 1.26

**COUNCIL DISTRICT:** 20 – Shaw

**ZONING HISTORY:** The property was originally zoned R-12, Single-Family Residential District in April, 1972 as part of Area 3. There have been no prior rezoning requests for the property.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	Single-Family Residential
East	R-12, PD	Single-Family Residential, Vacant Land
South	R-12, PD	Single-Family Residential, Golf Course
West	R-12, PD	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District - Sewer is not currently accessible, but is available with an easement. Capacity will have to be confirmed.

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Edge*. \*\*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-12	3.6 units/acre	1.26	4 units
Requested	R-M2	2 units/acre		2 units

A successful rezoning would allow for 2 less dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Roberts Road is a two-lane County-maintained local road. The property has approximately 150 feet of frontage along Roberts Road. The property is approximately 0.55 miles southeast of the intersection of Reid School Road and State Park Road (HWY 253). The property is not along a bus route and there are no sidewalks in the immediate area.

***There are no traffic counts in the immediate area.***

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or

cultural resources on the site. Taylors Elementary School is located within a mile of the site.

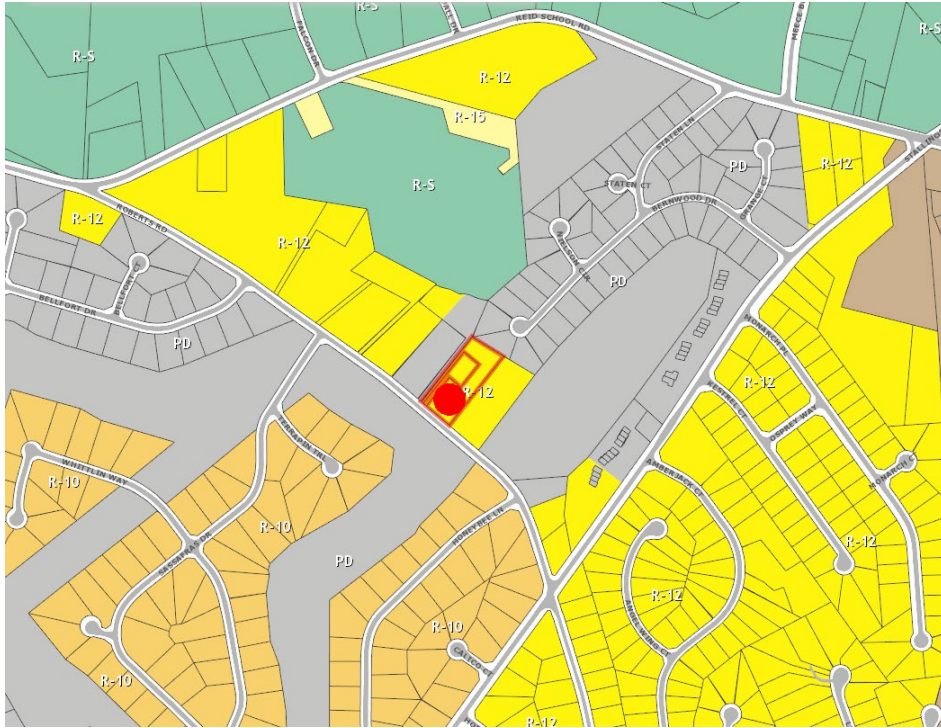
**CONCLUSION:**

The subject parcel, zoned R-12, Single-Family Residential District, is located along Roberts Road, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-M2, Multifamily Residential District would not be consistent with the Plan Greenville County Comprehensive Plan which designates the area as Suburban Edge with a density of 0-1 dwellings per acre. Additionally, the proposed zoning district is not consistent with zoning districts in the surrounding area.

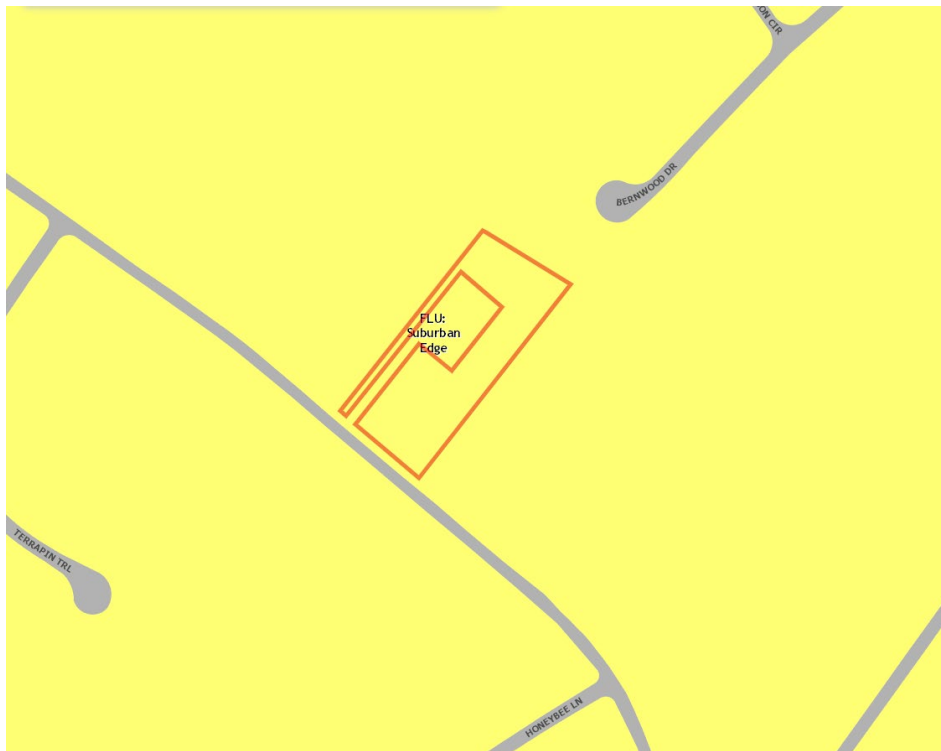
**STAFF****RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to R-M2, Multifamily Residential District.





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map