

MINUTES
COMMITTEE ON PLANNING AND DEVELOPMENT
November 30, 2020
Remote Participation
5:00 PM

Pursuant to the Freedom of Information Act, notice of the meeting, date, time and place of the agenda was posted on the bulletin board at the entrance of the Council Office and mailed to the newspapers, radio stations, television stations and concerned citizens.

COMMITTEE MEMBERS PRESENT:

Joe Dill, Chairman
Mike Barnes, Vice Chairman
Ennis Fant
Rick Roberts

COMMITTEE MEMBERS ABSENT:

Dan Tripp

COUNTY COUNCIL MEMBERS PRESENT:

Lynn Ballard

STAFF PRESENT:

D. Campbell
T. Coker
B. Denny
P. Gucker
H. Hahn
A. Lovelace
M. Staton
T. Stone
IS staff

Call to Order

Chairman Dill called the meeting to order at 5:00 p.m.

Invocation

Mr. Barnes provided the invocation.

Approval of Minutes

MOTION: By Mr. Roberts to approve the minutes of the November 2, 2020 Committee meeting as presented. The motion carried by voice vote with one absent (Tripp).

Rezoning Requests

Ms. Staton presented the following:

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Meagan Staton, Deputy Zoning Administrator/Principal Planner
RE:	CZ-2020-66
APPLICANT:	Karen Gibbs for Karen Gibbs and Timmy Gibbs
PROPERTY LOCATION:	Rosemond Drive
PIN/TMS#(s):	WG02040200412 (Portion)
EXISTING ZONING:	S-1, Services District
REQUESTED ZONING	R-S, Residential Suburban District
PROPOSED LAND USE	Single-family Residence
ACREAGE:	1
COUNCIL DISTRICT:	25 – Fant

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1971, as part of Area 2. There is one previous rezoning request for this parcel, CZ-2019-52, which was denied.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1 and R-S	Single-family residential and vacant land
East	S-1 & R-10	Single-family residential and government facility
South	S-1 and R-M20	Single-family residential and vacant land
West	R-S and R-M20	Single-family residential and vacant land

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Gantt Sewer

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 South Greenville Area Plan and is designated as *Service/Industrial* and *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	S-1	0 units/acre	1.67	0 units
Requested	R-S	1.4 units/acre		2 units

A successful rezoning would allow for up to 2 dwelling units.

ROADS AND TRAFFIC: Rosemond Drive is a two-lane State-maintained local road. The parcel has approximately 158 feet of frontage along Rosemond Drive. The parcel is approximately 1.45 miles northwest of the intersection of White Horse Road and Augusta Road.

The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
White Horse Road (US-25)	2,275' NW	18,200	16,700 -8.2%	21,000 +25.7%

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:

This property fronts Rosemond Drive, which is a two-lane State-maintained, local road that dead ends. Other than a small community church, this entire portion of Rosemond Drive consists of single-family residential and vacant land. Additionally, the property is adjacent to another property zoned R-S, Residential Suburban. Staff is of the opinion that the request for R-S, Residential Suburban is more appropriate than the current S-1, Services Zoning District.

STAFF RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-S, Residential Suburban. The Planning Commission also recommended approval.

Dr. Fant asked staff if this rezoning goes through for a single-family residence and then a double wide that is underpinned, people become upset, but there is nothing that can be done about it. He asked could this be the case with this property.

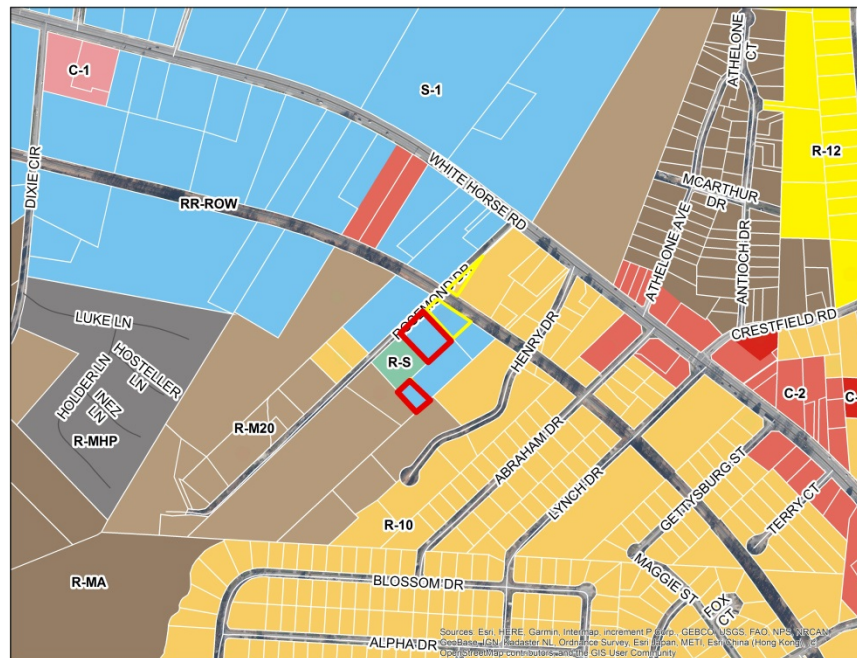
Ms. Gucker stated it could be.

Ms. Denny stated a single wide or double wide mobile home is permitted within a single-family residential district.

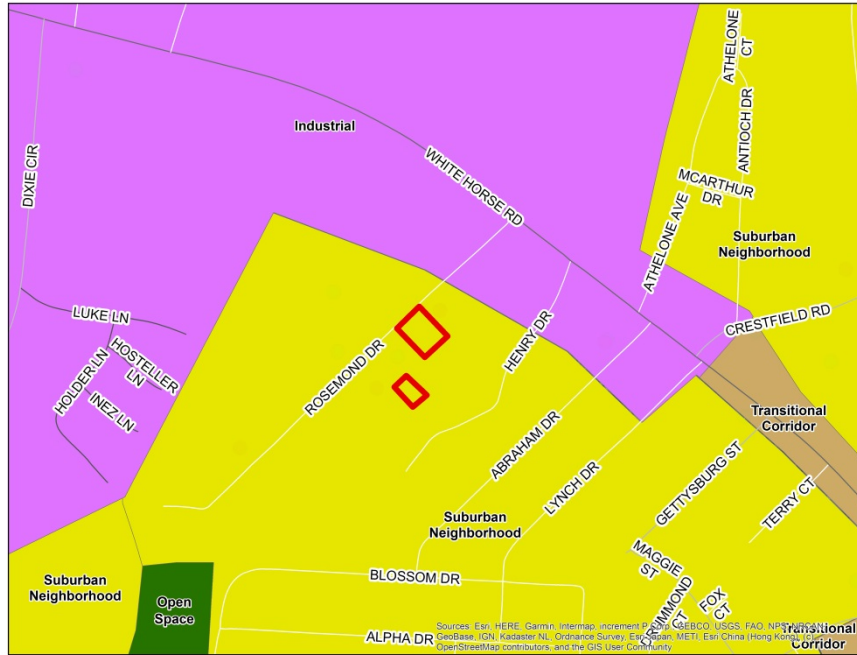
MOTION: By Dr. Fant to approve CZ-2020-66. The motion carried by voice vote with one absent (Tripp).



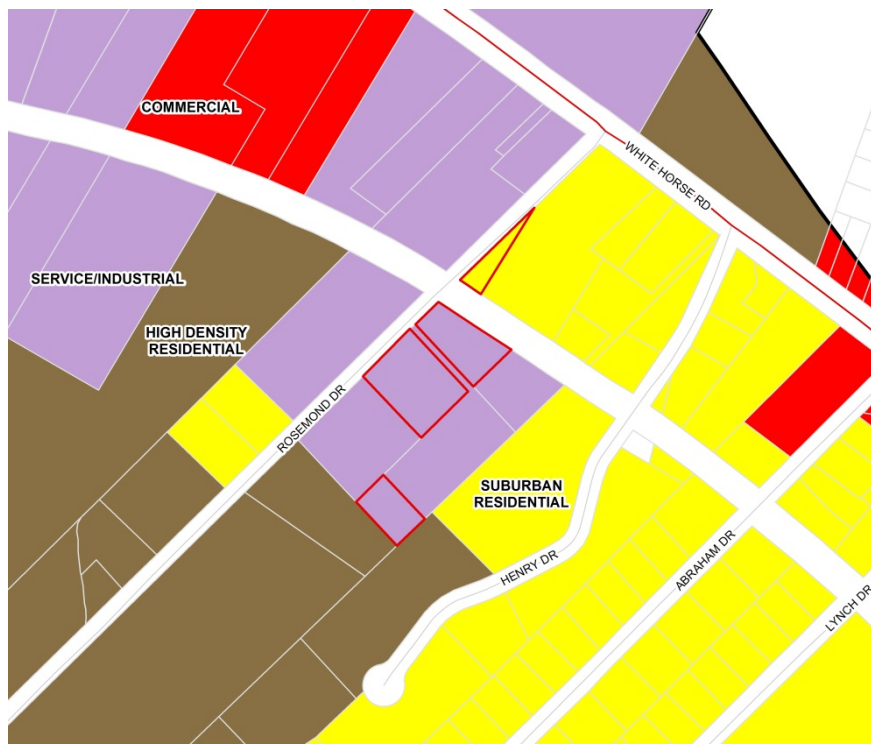
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Ms. Denny presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-67

APPLICANT: Brent Jones for Ahop 143, LLC

PROPERTY LOCATION: South Buncombe Rd

PIN/TMS#(s): 0528030101030, 0528030101012,
0528030101019

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING I-1, Industrial District

PROPOSED LAND USE Truck Storage

ACREAGE: 3.75

COUNCIL DISTRICT: 18– Barnes

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land and single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1 & S-1	Truck storage
East	R-S & S-1	Single-family residence and warehousing
South	R-S & S-1	Single-family residences and vacant wooded land
West	R-S & R-15	single-family residences and vacant wooded land

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metro Sewer (Not Available)

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **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 plan.

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	3.75	6 units
Requested	I-1	0 units/acre		0 units

A successful rezoning would not allow for any additional dwelling units.

ROADS AND TRAFFIC:

South Buncombe Road is a two lane collector road. The parcel has approximately 221 feet of frontage along South Buncombe Road. The parcel is approximately 0.23 miles southeast of the intersection of Suber Road and South Buncombe Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pleasant Drive	1,346' SE	600	550 -8.3%	800 +33.3%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the overall site. There are no known historic or cultural resources on the site, though large portions of the site are significantly wooded. There is one school located within one mile of the site: Woodland Elementary.

CONCLUSION:

The subject parcel is part of the Plan Greenville County Comprehensive Plan and is designated as *Mixed Employment Center*. This designation calls for advanced manufacturing facilities, business park developments, and large-scale manufacturing industries. Staff is of the opinion that a successful rezoning to I-1, Industrial would align with the comprehensive plan as well as the area’s current zoning classifications.

STAFF RECOMMENDATION:

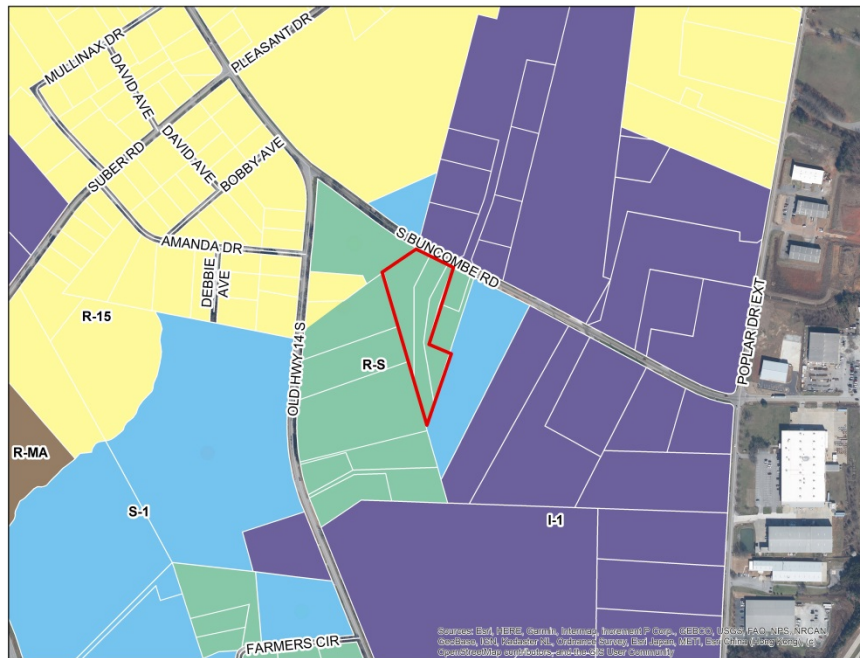
Based on these reasons, staff recommends approval of the requested rezoning to I-1, Industrial. The Planning Commission recommended denial.

MOTION:

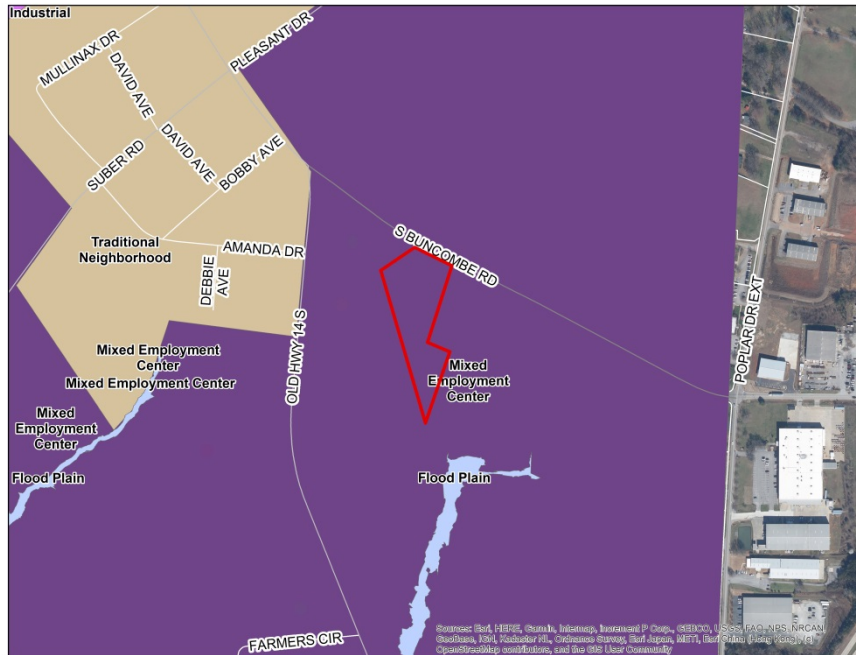
By Mr. Barnes to hold the item until the next Committee meeting. The motion carried by voice vote with one absent (Fant).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Ms. Denny presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-68

APPLICANT: Douglas F. Dent for Greenville Revitalization Corporation

PROPERTY LOCATION: E. Parker Road and Woodside Avenue

PIN/TMS#(s): 0137000600300, 0137000602000, 0137000602001, 01370006021900

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING **C-3, Commercial District**

PROPOSED LAND USE **Mixed-Use Development**

ACREAGE: **0.38**

COUNCIL DISTRICT: **23 – Norris**

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in June 1974 as part of Area 4A. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant commercial

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-1	Gas station
East	C-3	Vacant land
South	C-2	Retail
West	C-2	Drug store

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Parker Sewer

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 part of the City View Community Plan, where it is designated as *Commercial*. **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	C-2	16 units/acre	0.38	6 units
Requested	C-3	16 units/acre		6 units

A successful rezoning would not allow for any additional dwelling units.

ROADS AND TRAFFIC:

Woodside Avenue is a two-lane State-maintained collector and E Parker Road is a four-lane State-maintained collector. The parcel has approximately 208 feet of frontage along Woodside Avenue and 119 feet of frontage along E Parker Road. The parcel is located at the intersection of E Parker Rd and Woodside Avenue. The property is along a bus route, Route 506, and there are sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Woodside Avenue	755' S	4,400	4,400 0%	5,300 +20.4%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the overall site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site: Legacy Charter, Monaview Elementary, Alexander Elementary, and Bethel Christian Academy.

CONCLUSION:

The subject parcel is located at the intersection of Woodside Ave. and E. Parker Rd., which are both State-maintained collector roads with multiple properties that have a variety of commercial uses. This site currently allows for mixed-use development; however, it is the applicant's desire to restrict certain uses that are allowed under the C-2 zoning classification. A successful rezoning would also support the applicant's goal of combining the subject site with the adjacent C-3 parcel, allowing the prospective development to be in one zoning classification.

STAFF RECOMMENDATION:

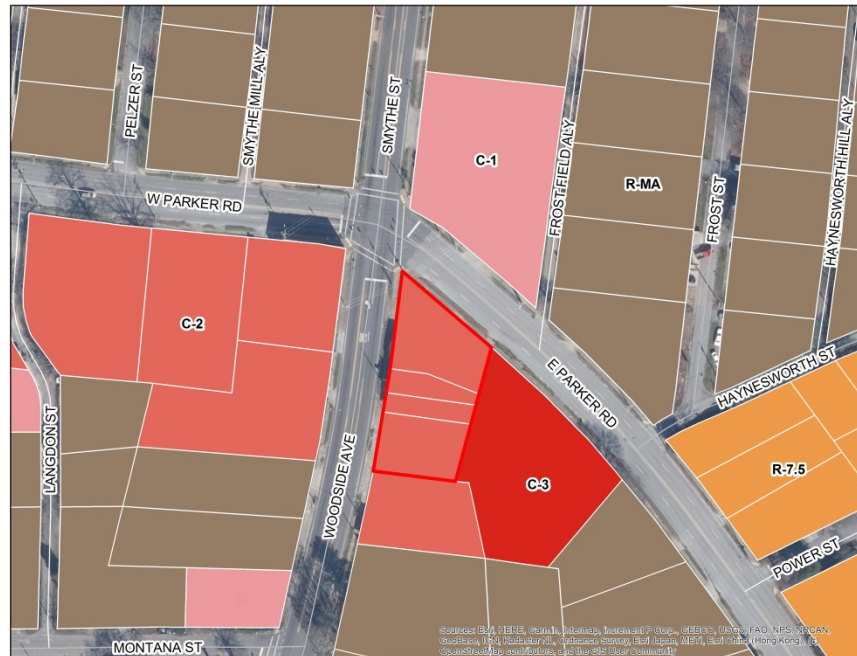
Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission also recommended approval.

MOTION:

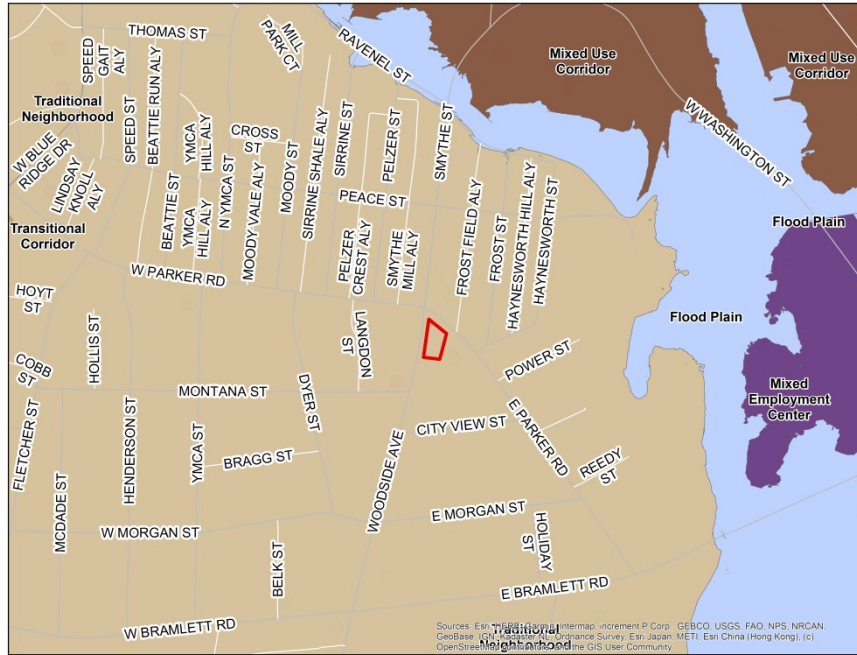
By Dr. Fant to approve CZ-2020-68. The motion carried by voice vote with one absent (Tripp).



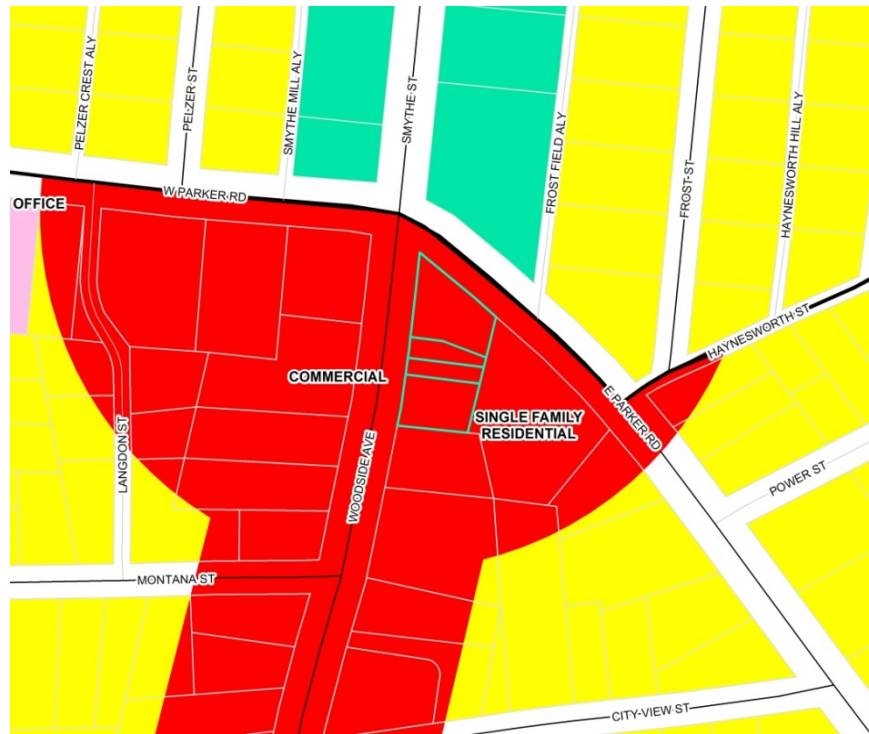
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



City View Community Plan, Future Land Use Map

Ms. Staton presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning
Administrator/Principal Planner

RE: CZ-2020-69

APPLICANT: Mordecai S. Shore of M. S. Shore Company, Inc. for Jeff
and Dorie Fann, LLC.

PROPERTY LOCATION: 647 Congaree Road

PIN/TMS#(s): 0543010102100

EXISTING ZONING: C-2, Commercial District

REQUESTED ZONING S-1, Services District

PROPOSED LAND USE Granite and Tile Installation Business

ACREAGE: 1.72

COUNCIL DISTRICT: 24 – Seman

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970 as part of Area 1. There has been one previous successful rezoning request in 2002, CZ-2002-049, which rezoned the property from S-1, Services to C-2, Commercial.

EXISTING LAND USE: Vacant service building

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	S-1	Service garage
East	S-1	Tavern
South	C-2 and S-1	Medical office and vacant land
West	S-1	Pharmacy

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metro Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The parcel is not included in area or community plans.

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	C-2	16 units/acre	1.72	27.52 units
Requested	S-1	0 units/acre		0 units

A successful rezoning would not allow for any dwelling units.

ROADS AND TRAFFIC:

Congaree Road is a two-lane State-maintained Major Collector. The parcel has approximately 195 feet of frontage along Congaree Road. The parcel is approximately 0.62 miles northwest of the intersection of Congaree Road and Roper Mountain Road. The property is not along a bus route, but is located about 0.27 miles from Route 602 at the intersection of

Congaree Road/Halton Road. Additionally, there are sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Congaree Road	455' NW	14,600	13,400 -8.20%	12,800 - 4.47%

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site and there are no known historic or cultural resources on the site. There is one school located within one mile of the site: Beck Academy.

CONCLUSION:

This property fronts Congaree Road, which is a two-lane State-Maintained Major Collector road, where a majority of the properties are zoned either commercial or services, and consist of a mixture of land uses that fall under one of these classifications. Additionally, the property is adjacent to two properties and across the street from one property that are all zoned S-1, Services. Staff is of the opinion that the request is in keeping with the surrounding land uses.

STAFF RECOMMENDATION:

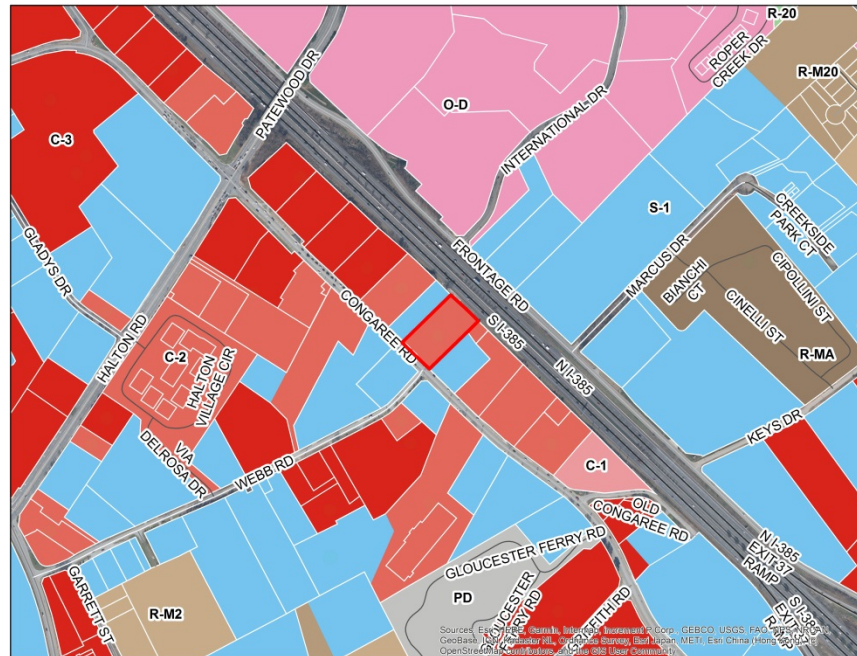
Recommendation: Based on these reasons, staff recommends approval of the requested rezoning to S-1, Services. Planning Commission also recommended approval.

MOTION:

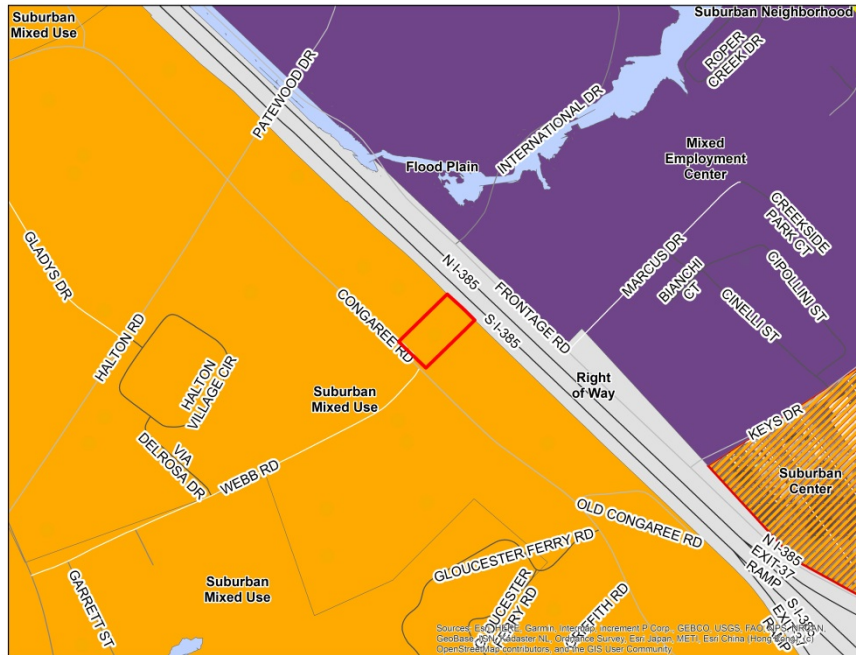
By Mr. Barnes to approve CZ-2020-69. The motion carried by voice vote with one absent (Tripp).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

CZ-2020-70 and CZ-202-71 have been withdrawn by applicant.

Ms. Denny presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-72

APPLICANT: James Durham Martin of Arbor Engineering, Inc. for Connector Plus, LLC

PROPERTY LOCATION: SC Hwy 153, and Interstate 185, Brown Road, and Old Cleveland Street

PIN/TMS#(s): WG07000100900

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING C-3, Commercial District

PROPOSED LAND USE Office Space

ACREAGE: 47.5

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	I-1	Vacant Land and auarry
East	R-S	single-family residence and vacant wooded land
South	R-S	single-family residences
West	Anderson County	Property located in Anderson County

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Gantt Sewer District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*. **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 *Business & Light Manufacturing Park & Service/Industrial*. **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	47.5	80 units
Requested	C-3	16 units/acre		760 units

A successful rezoning would allow for up to 680 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC: SC Highway 153 is a two-lane State-maintained collector and Interstate 185 is a State-maintained Interstate. Brown Road is a State-maintained collector, and Old Cleveland Street is a County-maintained residential road. The parcel has approximately 2,411 feet of frontage along Interstate 185 and approximately 1,611 feet along SC Highway 153, approximately 240 feet along Brown Road, and 100 feet along Old Cleveland Street. The parcel is approximately 1 mile southwest of the intersection of S Old Piedmont Highway and Brown Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
SC Highway 153	0' S	2,400	2,200 -8.3 %	3,900 +62.5%

CULTURAL AND ENVIRONMENTAL: Floodplain is present on the overall site. There are no known historic or cultural resources on the site, and large portions of the site are heavily wooded. There is one school located within one mile of the site: Trinity Christian Academy.

CONCLUSION: The subject property is along Interstate 185 and Highway 153, a State-Maintained Interstate and State-Maintained Collector road. Staff is of the opinion that the uses allowed in the proposed C-3 zoning classification are appropriate uses along these major corridors. Also, a successful rezoning to C-3, Commercial would align with both the Plan Greenville County Comprehensive Plan and the South Greenville Area Plan by permitting the uses outlined under *Mixed Employment Center*, and *Business, Light Manufacturing, and Industrial*.

STAFF RECOMMENDATION: Based on these reasons, staff recommends approval of the requested rezoning to C-3, Commercial. The Planning Commission also recommended approval.

Dr. Fant noted there were concerns amongst the neighbors and they are scheduled to meet with Mr. Ballard and the developer tomorrow.

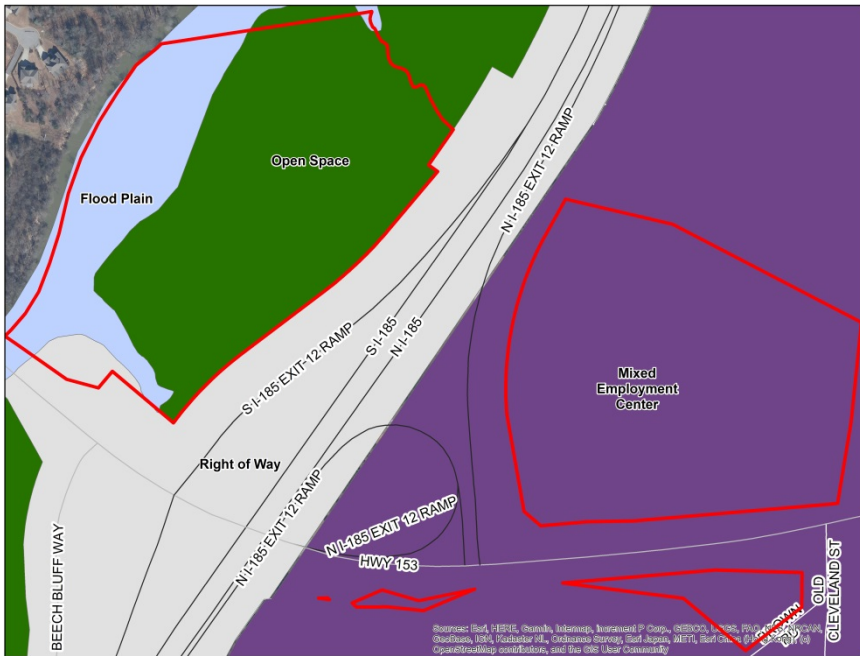
MOTION: By Dr. Fant to hold CZ-2020-72 until the next Committee meeting. The motion carried by voice vote with one absent (Tripp).



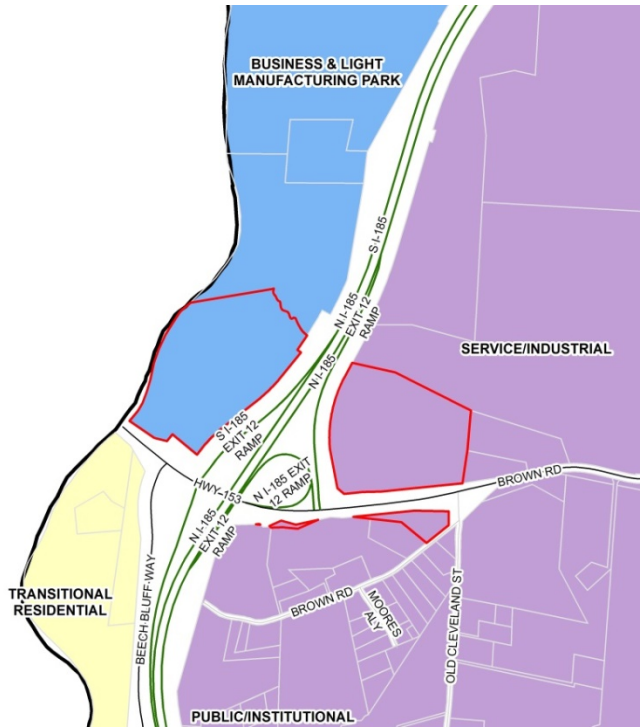
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Ms. Denny presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Brook Denny, Planner

RE: CZ-2020-73

APPLICANT: David Benedict Nocella of Group 1.6, LLC for Hicham M Hatoum

PROPERTY LOCATION: 2813 Wade Hampton Boulevard

PIN/TMS#(s): P0150400100201

EXISTING ZONING: S-1, Services District

REQUESTED ZONING **C-2, Commercial District**

PROPOSED LAND USE **Restaurant and Offices**

ACREAGE: **0.57**

COUNCIL DISTRICT: **20 – Cates**

ZONING HISTORY: The parcel was originally zoned S-1, Services in May 1970 as part of Area 1. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Restaurant

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Auto repair facility
East	C-2	Restaurant
South	C-2	Liquor sales store
West	C-2 and S-1	Fast food restaurant, manufactured home park

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Wade Hampton

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed-Use Corridor*. **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 plans.

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	0.57	0 units
Requested	C-2	16 units/acre		9 units

A successful rezoning would allow for up to 9 dwelling units.

ROADS AND TRAFFIC:

Wade Hampton Boulevard is a six-lane State-maintained arterial. The parcel has approximately 102 feet of frontage along Wade Hampton Boulevard. The parcel is approximately 1.22 miles southwest of the intersection of Wade Hampton Boulevard and Rutherford Road. The property is along a bus route, Route 508, and there are sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Wade Hampton Boulevard	1,636' SW	32,900	31,400 -4.5%	38,400 +16.7%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site, but not on the subject portions of the parcel. There are no known historic or cultural resources on the site. There is one school located within one mile of the site: Our Savior Lutheran School.

CONCLUSION:

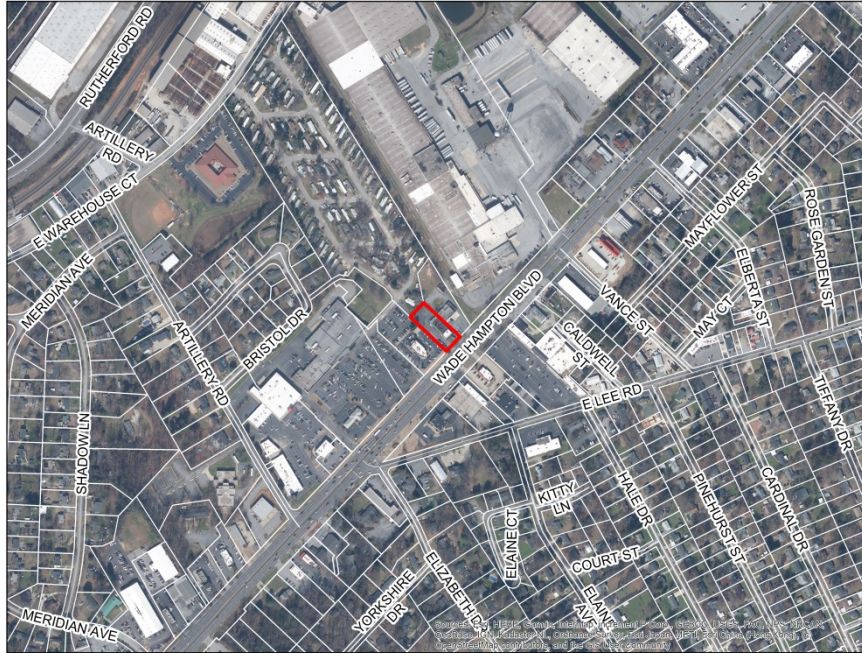
The subject parcel is along Wade Hampton Blvd., a State-maintained arterial which has a variety of commercial uses many of which are zoned C-2, Commercial. Additionally, the subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed-Use Corridor*. Staff is of the opinion that a successful rezoning to C-2, Commercial would align with the comprehensive plan, allowing for mixed-use development.

STAFF RECOMMENDATION:

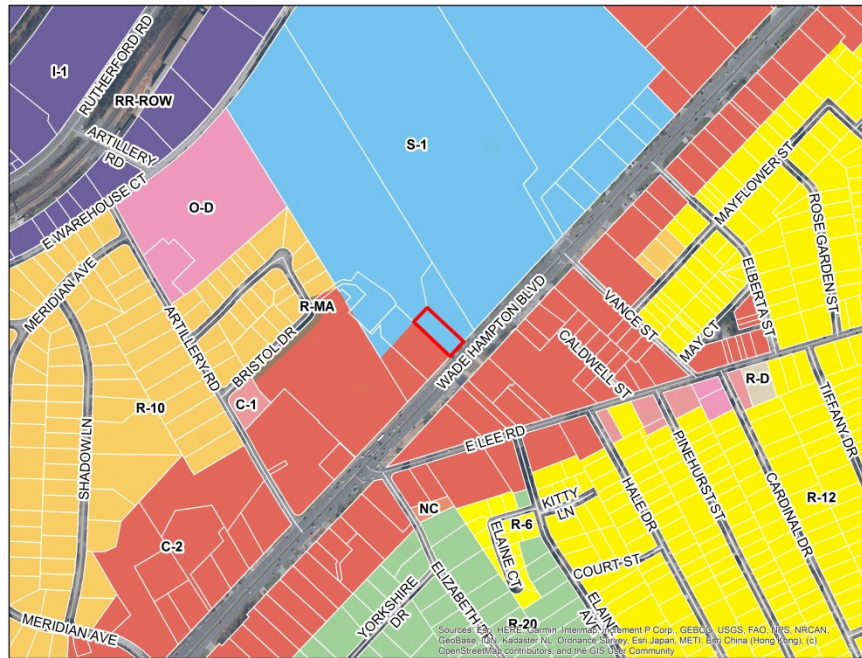
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial. The Planning Commission recommended approval.

MOTION:

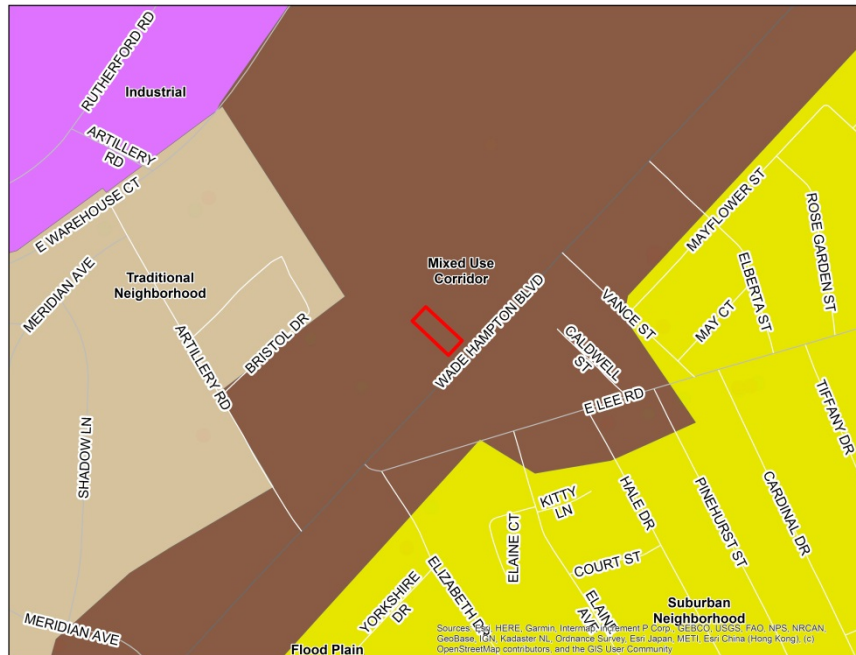
By Mr. Roberts to approve CZ-2020-73. The motion carried by voice vote with one absent (Tripp).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

CZ-2020-74 was administratively withdrawn.

Ms. Staton presented the following:

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

**FROM: Meagan Staton, Deputy Zoning
Administrator/Principal Planner**

RE: CZ-2020-75

APPLICANT: Jeff Skeris of Great Southern Homes and Paul Harrison of Bluewater Civil Design, LLC. for James P. Cheatham and Tommye G. Riddle

PROPERTY LOCATION: Carr Road

PIN/TMS#(s): 0593040103700 and 0593040103702

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING R-15, Residential District

PROPOSED LAND USE Single-family Residential Development

ACREAGE: 13.36

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in September 1996 as part of Area 12. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-family residences
East	R-S and R-15	Vacant wooded land and future single-family residences
South	R-15	Future single-family residences
West	R-S and BTB	Single-family residences and farmland

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metro Sewer

**PLAN GREENVILLE
COUNTY**

CONFORMANCE:

The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center* and *Suburban Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

**AREA AND COMMUNITY
PLANS:**

The parcel is included in the South Greenville Area Plan, where it is designated as *Transitional 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
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>13.36</i>	<i>22 units</i>
Requested	R-15	2,9 units/acre		38 units

A successful rezoning would allow for up to 16 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Carr Road is a two-lane State-maintained Residential Collector. The parcel has approximately 1,106 feet of frontage along Carr Road. The parcel is approximately 0.17 miles south of the intersection of Blakely Road and Carr Road. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the area of Carr Road.

**CULTURAL AND
ENVIRONMENTAL:**

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

CONCLUSION:

The subject property, currently zoned R-S, Residential Suburban, is adjacent to property that is zoned R-15, Single-family Residential. Additionally, a greater density than the current R-S, Residential Suburban is supported by both the Plan Greenville County Comprehensive Plan and the South Greenville Area Plan. Staff is of the opinion that the requested density is appropriate for this area.

STAFF

RECOMMENDATION:

Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-family Residential. The Planning Commission recommended approval.

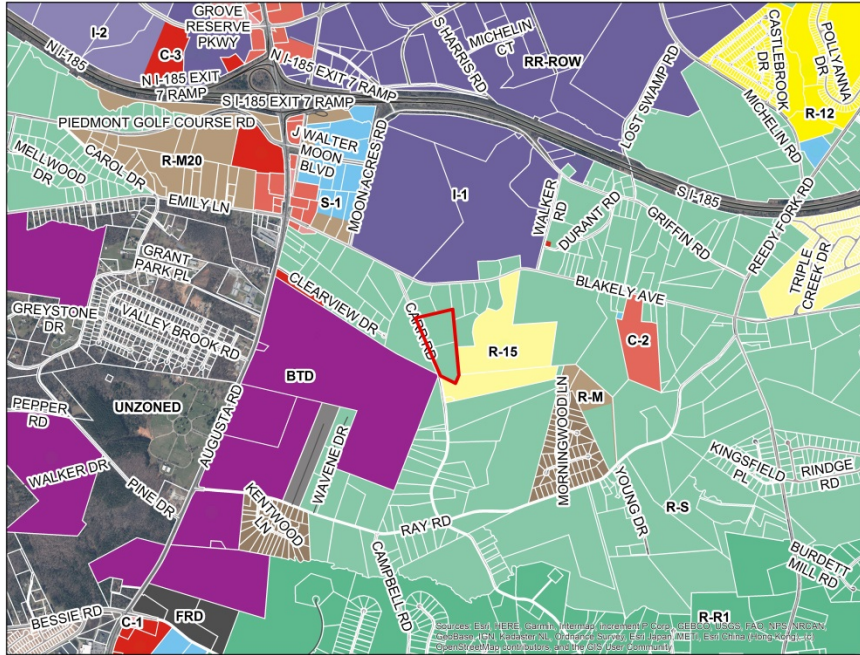
Dr. Fant stated the residents have concerns about the traffic. He asked the item be held until he had an opportunity to meet with the residents in the area.

MOTION:

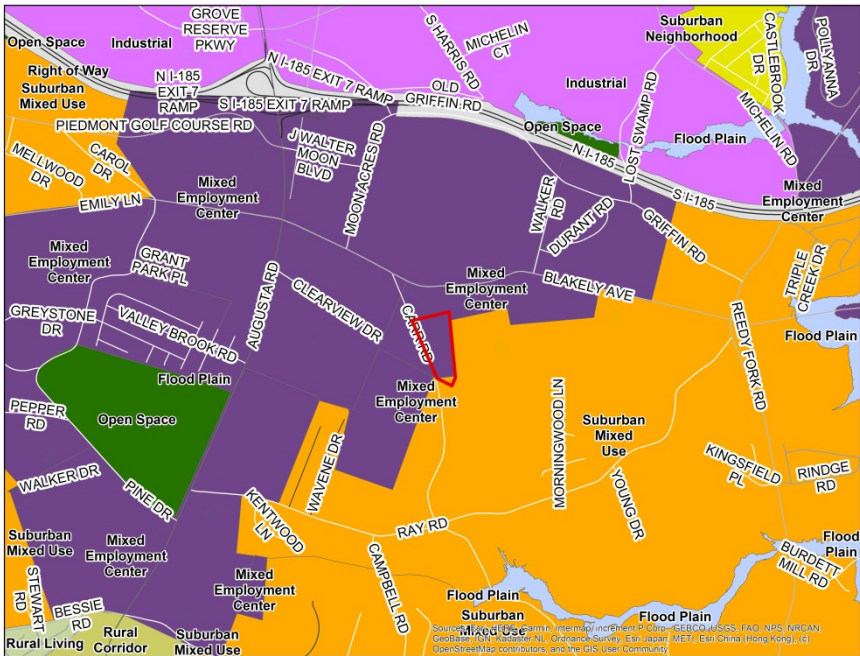
By Dr. Fant to hold CZ-2020-75 until the next Committee meeting. The motion carried by voice vote with one absent (Tripp).



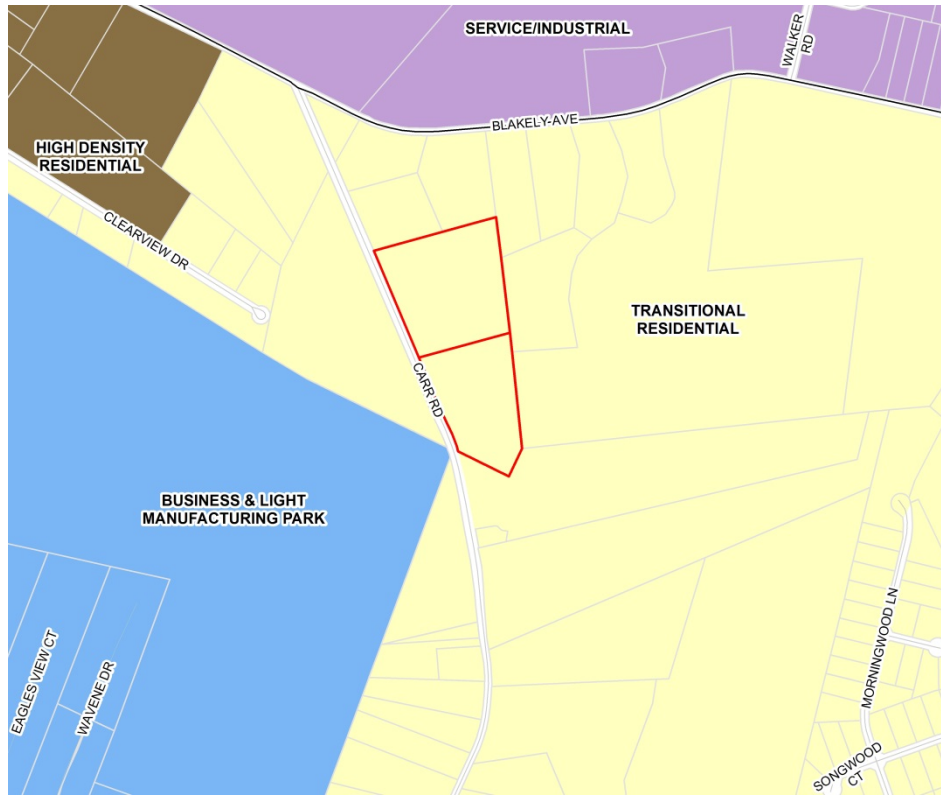
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Mr. Lovelace presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2020-77

APPLICANT: Alex Zuendt of Zuendt Engineering for V-go Holdings, LLC

PROPERTY LOCATION: Feaster Road

PIN/TMS#(s): 0547030101902

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING C-2, Commercial District

PROPOSED LAND USE Retail

ACREAGE: 1

COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no previous rezoning requests for this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	O-D	Office
East	S-1	Mini warehousing
South	R-S	Single-family residence
West	R-M20	Multi-family residential

WATER AVAILABILITY: Information pending (from Greenville Water)

SEWER AVAILABILITY: Metropolitan Sewer

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*.

Please refer to the Future Land Use Map at the end of the document.

AREA AND COMMUNITY PLANS:

The subject property is not included in any area or community plans.

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-5	1.7 units/acre	1	1.7 units
Requested	C-2	16 units/acre		16 units

A successful rezoning would allow for up to 16 dwelling units.

ROADS AND TRAFFIC:

Feaster Road is a two-lane State-maintained Minor Collector. The parcel has approximately 275 feet of frontage along Feaster Road. The parcel is approximately 0.20 miles north of the intersection of Feaster Road and Woodruff Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Feaster Road	1,655' SW	No data	6,800	8,300 +22.05%

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site. There are no known historic or cultural resources on the site. There is one school located within a mile of the site: Langston Charter Middle.

CONCLUSION:

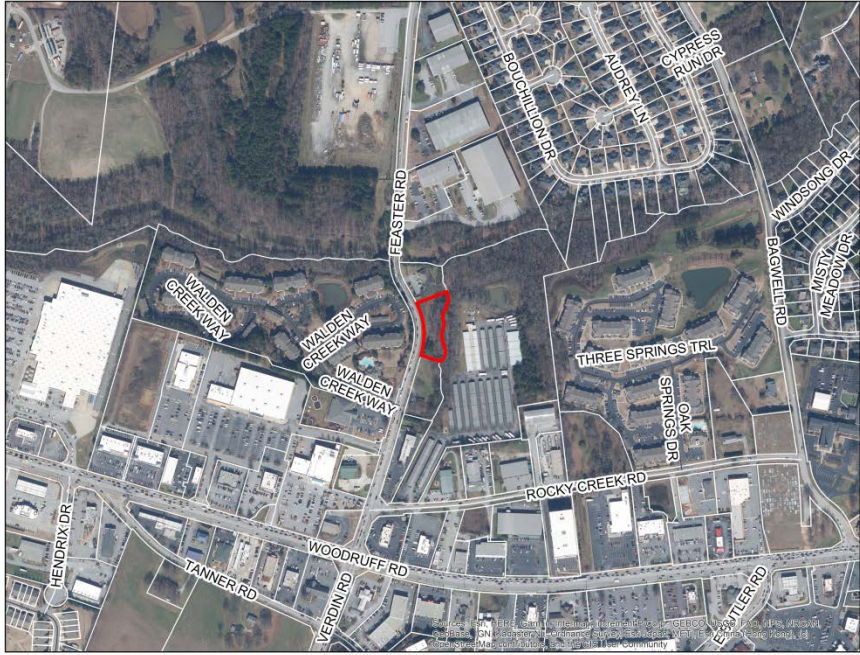
The subject property is located along Feaster Road, a State-maintained minor collector road. The surrounding area consists of a variety of uses, although the immediate area does not consist of commercial uses. Staff is of the opinion that a more restrictive zoning classification would complement the surrounding land uses.

STAFF RECOMMENDATION:

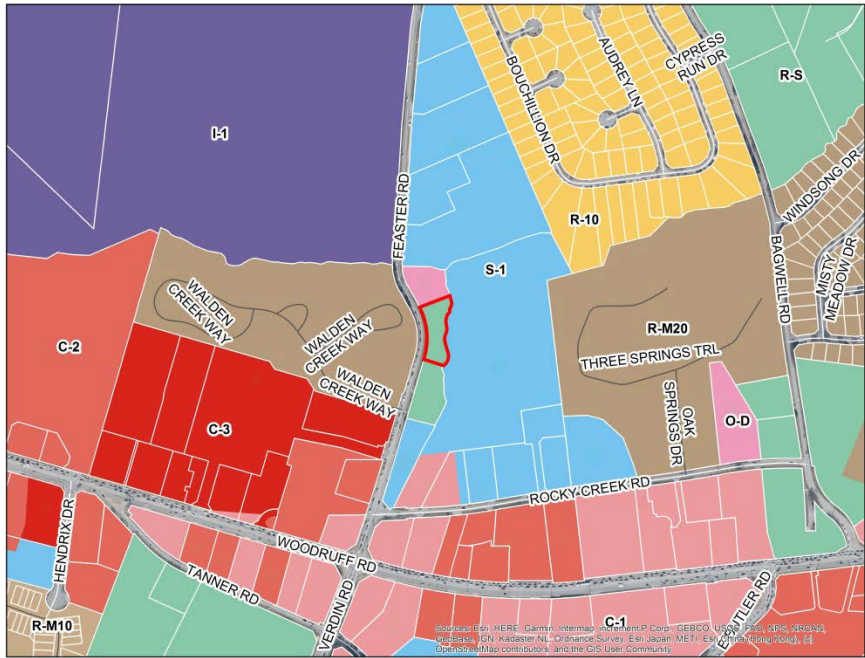
Based on these reasons, staff recommends denial of the requested rezoning to C-2, Commercial. The Planning Commission recommended denial.

MOTION:

By Mr. Roberts to deny CZ-2020-77. The motion carried by voice vote with one absent (Tripp).



Aerial Photography, 2020



Zoning Map

	Zoning	Zoning Density	Acres	Total Units
<i>Current</i>	<i>C-1</i>	<i>12 units/acre</i>	<i>1.19</i>	<i>14 units</i>
Requested	C-2	16 units/acre		19 units

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

ROADS AND TRAFFIC:

Pelham Road is a four-lane State-maintained Minor Arterial. The parcel has approximately 480 feet of frontage along Pelham Road. The parcel is approximately 0.45 miles east of the interchange of Interstate 85 and Pelham Road. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Pelham Road	2,243' NW	20,100	20,500	12,100

CULTURAL AND ENVIRONMENTAL:

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

CONCLUSION:

The subject parcel is located at the corner of Pelham Road and Littlejohn Glen Court. The surrounding area consists of commercial, industrial, and service like uses. Staff is of the opinion that a successful rezoning to C-2, Commercial would not have an adverse impact on the surrounding area.

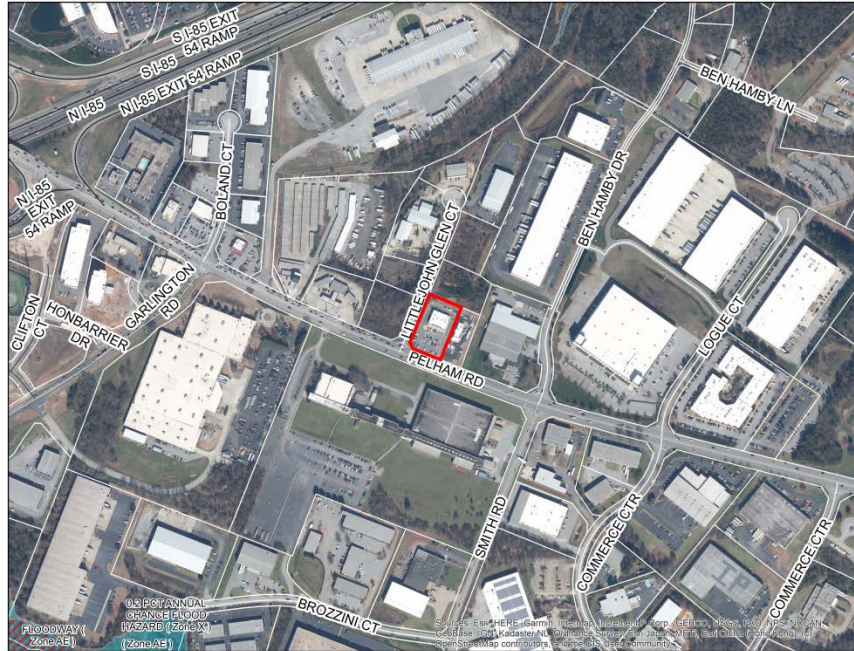
STAFF

RECOMMENDATION:

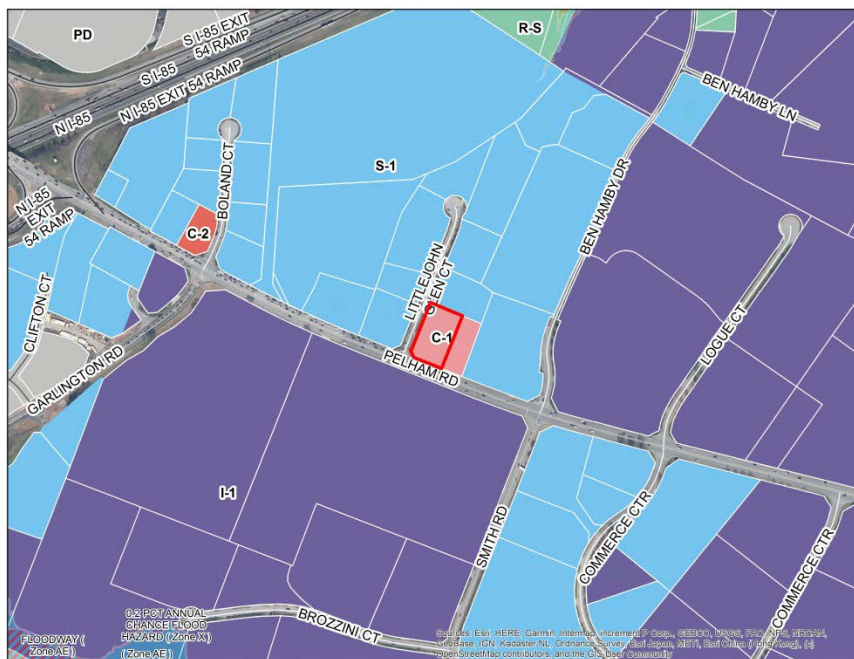
Based on these reasons, staff recommends approval of the requested rezoning to C-2, Commercial. The Planning Commission recommended approval.

MOTION:

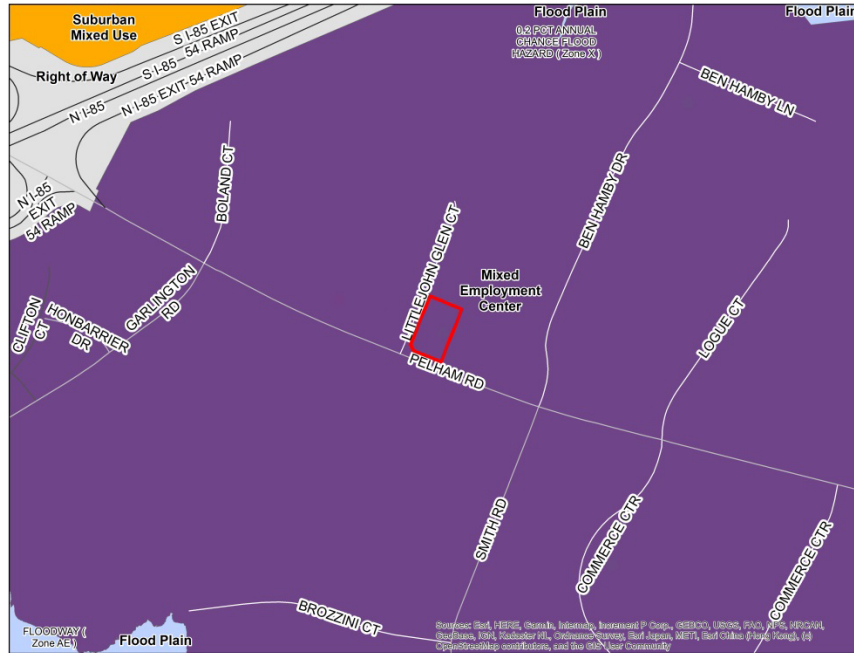
By Mr. Roberts to approve CZ-2020-78. The motion carried by voice vote with one absent (Tripp).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Lovelace presented the following:

TO: County Council
 Planning and Development Committee
 Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2020-79

APPLICANT: Nicholas Myers of Seamon Whiteside for Chris Hill

PROPERTY LOCATION: Bel Aire Drive

PIN/TMS#(s): 0113000800100

EXISTING ZONING: R-7.5, Single-Family Residential District

REQUESTED ZONING FRD, Flexible Review District

PROPOSED LAND USE **Single-Family Residential**

ACREAGE: **2.8**

COUNCIL DISTRICT: **23 – Norris**

ZONING HISTORY: The parcel was originally zoned R-7.5, Single-family Residential in June 1973 as part of Area 4A. There have been no other rezoning requests associated with the parcel.

EXISTING LAND USE: Vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2, R-7.5	Car wash, warehousing, vacant commercial; single-family residences
East	O-D	Medical office
South	R-7.5	Single-family residences
West	C-2	Auto service, retail

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

**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 part of the Sterling Community Plan and is designated as part of the *Brushy Creek Greenway*. **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
<i>Current</i>	<i>R-7.5</i>	<i>5.8 units/acre</i>	2.8	<i>16.24 units</i>
Requested	FRD	5 units/acre		13 units

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

ROADS AND TRAFFIC:

Bel Aire Drive is a two-lane County-maintained local road. The parcel has approximately 1,181 feet of frontage Bel Aire Drive. The parcel is approximately 0.40 miles southwest of the intersection of Easley Bridge Rd and Pendleton Street. An existing sidewalk exists along the north side of Bel Aire Drive to the right of McDavid Way. A bus stop exists at the corner of Easley Bridge Road and Andrews Street.

There are no traffic counts in the vicinity of Bel Aire Drive.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site. There are no known historic or cultural resources on the site. There are four schools located within one mile of the site: Hollis Academy, Bethel Christian Academy, Fuller Normal School, St. Anthony’s School, and Greenville Senior High Academy.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing 13 new single-family residences along Bel Aire Drive on a 2.8-acre parcel. The site will include a minimum of 2 parking spaces per residence via surface driveway parking. The site will also feature sidewalks and internal pedestrian connectivity to the proposed Brushy Creek overlook/observation area. Proposed buildings will be a mix of 2-story and 3-story houses of approximately 900-3,000 square feet in size and not to exceed 45’ in height.

Proposed Land Uses:

The proposed uses, as stated in the Statement of Intent, for this development are consistent with *Suburban Edge*, as stated in the Plan Greenville County Comprehensive Plan, which includes “single-family attached and detached residential.”

Architectural Design:

Proposed buildings will be a mix of 2-story and 3-story houses of approximately 900-3,000 square feet in size not to exceed 45’ in height, which is consistent with current R-7.5 zoning

requirements. Building materials will vary by individual house, but may include vinyl siding, cement fiber siding, brick, block/stucco, and wood.

Access and Parking:

The individual building sites will be accessed along Bel Aire Drive. Each building site will include a minimum of 2 parking spaces per residence via surface driveway parking as well as 1 parking space provided at the mail cluster box unit. The project anticipates providing a trail connection to the existing sidewalk located on the north side of Bel Aire Drive.

Landscaping and Buffering:

The applicant states areas designated as open space are intended to generally remain in their existing wooded condition when possible, and that all non-developed areas will generally remain undisturbed. These areas may include additional amenities such as picnic areas, walking paths, or other low-impact amenities. It is the intent of the developer to minimize the limits of disturbance and maintain mature canopy trees. Where topography, existing tree cover, or other restraints permit, some lots may provide opportunities for new canopy trees. A 35-foot wide stream buffer shall be provided along the streambank and designated as a common area. Additionally, low-maintenance plantings will be provided around the mail cluster box unit.

Signage and Lighting:

The applicant states a single, small sign identifying the name of the development is proposed in conjunction with the mail cluster box unit.

No on-street lighting is being proposed. Individual houses may provide driveway lighting or other on-site lighting. Light fixtures will be full-cut-off to avoid light trespass onto adjoining properties.

CONCLUSION:

The subject site has considerable site constraints such as flood plain which limits the feasibility of single-family development within a conventional zoning district. Additionally, the parcel is part of the Plan Greenville County Comprehensive Plan, where it is designated as Suburban Edge Center. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for infill development, aligning with the comprehensive plan.

The proposed development would have to meet the following conditions:

Meet all of Staff's comments provided to the Applicant in the letter dated 11/6/20.

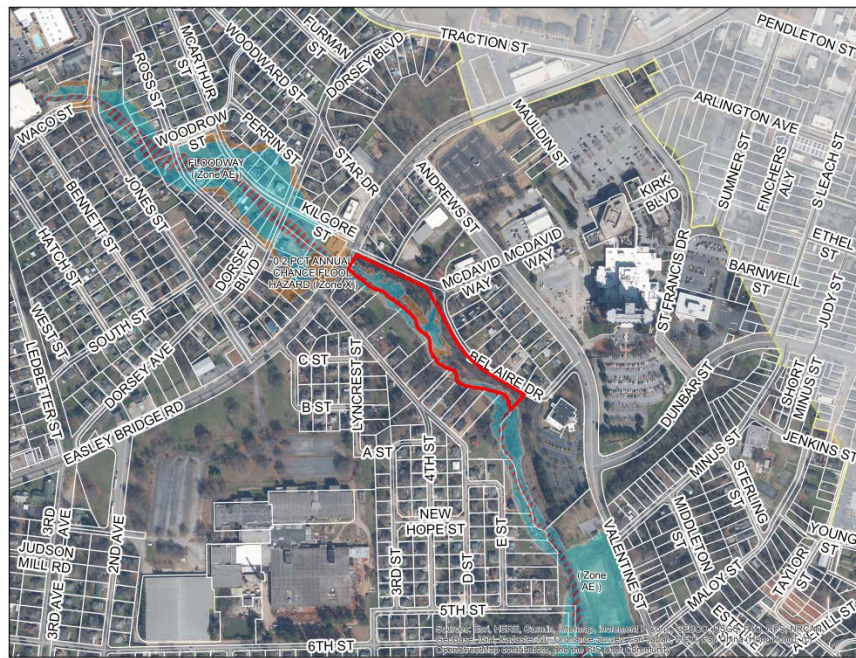
STAFF

RECOMMENDATION:

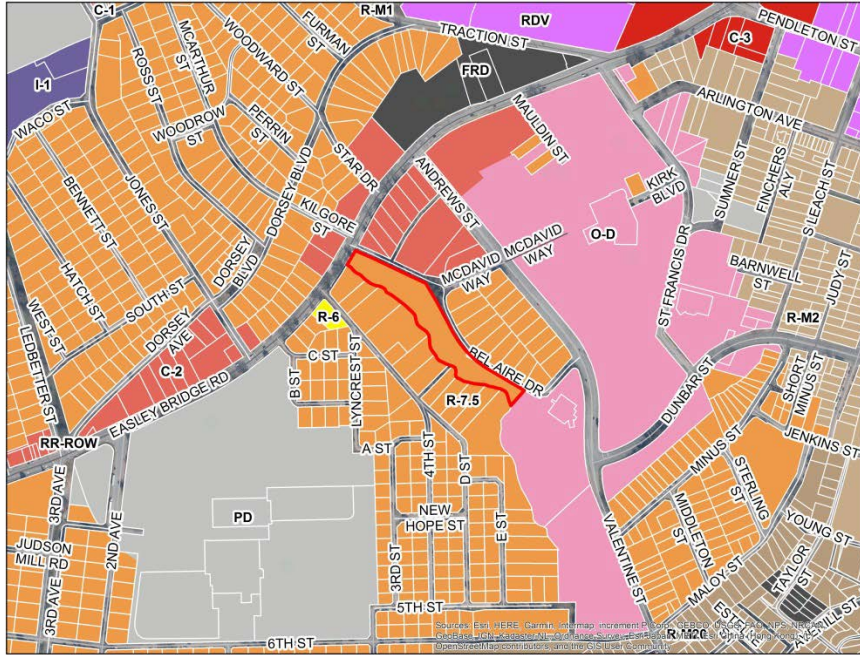
Based on these reasons, staff recommends approval with conditions of the requested rezoning to FRD, Flexible Review District. The Planning Commission recommended approval with conditions.

MOTION:

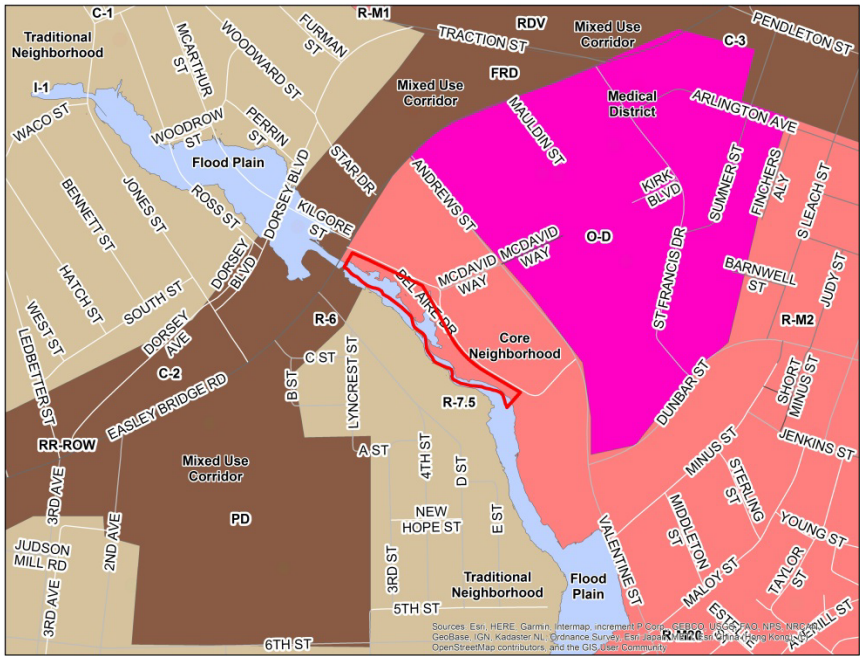
By Dr. Fant to approve CZ-2020-79 with staff's conditions. The motion carried by voice vote with one absent (Tripp).



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Sterling Community Master Plan

November 6, 2020

Nicholas Myers
Seamon Whiteside
408 Rhet St. STE 101
Greenville, SC 29601

RE: Bel Aire Dr Staff Comment letter; CZ-2020-79

Dear Mr. Myers,

Below are Staff's comments regarding the FRD submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

Page 1

1. Under Max Density, please show 5 unit per acre, since the 4.6 units per 2.8 acres is only 12.88 units.
Max Density has been revised to 5 unite per acre.
2. Under Use in the table, please revise to read Single-Family Detached Residential.
Use has been revised to Single-Family Detached Residential.
3. Include information regarding the establishment of an HOA under item number two.
Additional information regarding the establishment of an HOA has been added.
4. Under item number three, please revise "houses is anticipated" to read "houses are anticipated".
Sentence revised to read "houses are anticipated".

Page 2

1. In the first paragraph, please revise "Belaire" to read "Bel Aire". Also, please review the entire document and make this revision on other references to this road name.
All references to road name have been revised to "Bel Aire".
2. At the end of the first paragraph, please add the approximate distance to the existing bus stop mentioned.
Approximate distance to existing bus stop (0.25 miles) has been added to paragraph.

Page 3

1. First paragraph, please add "and examples" between "additional information" and "on appearances".
Additional language "and examples" has been added as requested.
2. At the bottom of the second paragraph, you mention meeting the Tree Ordinance. Your plan only shows one tree, whereas the tree ordinance requires two new trees per lot. If you do not plan to meet the tree ordinance, then please remove this reference or an additional tree will need to be added per lot.
Reference to the Tree Ordinance has been removed.
3. Under item number ten, please include the maximum square footage of the sign.
Maximum square footage of sign has been added and reflects maximum allowances per sign ordinance.

Page 4

1. At the top of the page, please insert “and examples” between “additional information” and “on appearance”.

Additional language “and examples” has been added as requested.

Concept Plan

1. Please revise side setback to refer to internal side setbacks for individual lots.
Additional language indicated side set back is referring to internal side setbacks for individual lots has been added as requested.
2. Please change rear setback to be 12.5'.
Rear setback has been changed to 12.5'.
3. Under item two in the notes, please add “and maintained by HOA.”
Additional language “and maintained by HOA” has been added as requested.
4. Please add your Land-Use Table found in section 1 of the Statement of Intent.
Land-Use Table has been added to the Concept Plan.
5. Please add “residential” to the proposed unit’s description under site data.
Additional language “residential” has been added as requested.
6. In the title block, please correct the spelling of Bel Aire.
All references to road name have been revised to “Bel Aire”.
7. Second house from right looks like it may encroach into stream buffer. Please give a distance from buffer to house.
Dimensions have been added for houses in close proximity to stream buffer.
8. Please show the sign at the outlook/observation area.
Sign location is shown adjacent to the outlook/observation area.

NRI:

1. Please indicate intervals on contour lines.
Note indicating 1' contour line intervals has been added.
2. Please mention any areas of significant trees, and any preservation efforts, if applicable.
Notes describing tree preservation efforts have been added.

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, November 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated November 6, 2020 shall be corrected to staff’s satisfaction. **Please also provide written responses to these comments.**
Written responses are included in red.

Please let us know how you would like to proceed.

Sincerely,
/S/
Brook E. Denny
Planner

Mr. Lovelace presented the following:

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Austin Lovelace, Principal Planner

RE: CZ-2020-80

APPLICANT: David Dedvukaj of Contour Development, LLC for
Greenville County Redevelopment Authority

PROPERTY LOCATION: Buncombe Road and A Street

PIN/TMS#(s): 0153000900200, 0153000900201, and 0153000900202

EXISTING ZONING: I-1, Industrial District

REQUESTED ZONING PD, Planned Development

PROPOSED LAND USE Mixed-Use

ACREAGE: 11

COUNCIL DISTRICT: 23 – Norris

ZONING HISTORY: The subject parcels were originally zoned I-1, Industrial in April 1972, as part of Area 3. There are no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	mixed-use development
East	R-7.5	single-family residences
South	R-7.5 and NC	single-family residences and vacant land
West	I-1	warehousing/manufacturing

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

**PLAN GREENVILLE
COUNTY**

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Mixed Employment Center*.
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 Cherrydale Area Plan.

DENSITY WORKSHEET:

The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acre	Total Units
Current	I-1	0 units/acre	11	0 units
Requested	PD	39 units/acre		428 units

A successful rezoning would add 428 dwelling units

ROADS AND TRAFFIC:

Buncombe Road is a two-lane State-maintained minor collector road. The parcel has approximately 201 feet of frontage along Buncombe Road. The parcel is approximately 0.90 miles east of the intersection of W. Blue Ridge Drive and Cedar Lane Rd. There is an existing sidewalk on Buncombe Road along the property. The property is not along a bus route.

A Street is a two-lane State-maintained residential road. The parcel has approximately 1,113 feet of frontage along A Street.

There are no traffic counts in the vicinity of the site.

CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. The site itself is the original location of the historic Poe Mill. There are two historic smoke stacks on site that are being retained and used within the proposed development. The site is also adjacent to a railroad right-of-way. There is one school located within a mile of the site, Stone Academy.

REVIEW DISTRICT DETAILS:

Project Information:

The applicant is proposing a mixed-use development on the site once consisting of the historic Poe Mill. The most recent use of the property was industrial, but due to fire destruction, the site was demolished in 2003, leaving only two smokestacks behind. The site consists of three parcels totaling 11 acres that will feature nine new buildings (seven buildings used as mixed-use/clubhouse and two parking decks) including 428 residential units, 30,000 square feet of commercial space, and a 15,000 square foot clubhouse. A mix of on-street and surface lot parking and two parking decks will be provided with pedestrian connectivity throughout the site. The buildings and green space are arranged in a manner to create a “distinct community.”

Rezoning from I-1, Industrial to PD, Planned Development is necessary in order to build higher-density residential buildings with mixed-use facilities and extensive open spaces that are not allowed under the current zoning classification.

Proposed Land Uses:

The intended uses for the provided commercial spaces may include: community service facilities, daycare or early-child education centers, healthcare facilities, institutions, eating establishments with outdoor dining including breweries and bars, professional offices, and retail sales and services. The proposed uses, as stated in the Statement of Intent, for this development are consistent with that of Mixed Employment Centers, as stated in the Plan Greenville County Comprehensive Plan, which includes “mixed-use buildings, civic/institutional facilities, open space, neighborhood commercial, and multi-family residential.”

Architectural Design:

The style of the new buildings is intended to pay homage to former mill that once sat on the site. All buildings will not exceed a height of 62’. Exterior finish materials will consist of brick, white siding, jack-arched openings, industrial-style metal canopies, aluminum and glass storefronts, and vinyl windows.

The parking decks will incorporate finished concrete and brick infill.

Access and Parking:

The applicant is proposing 650 parking spaces which will include a small amount of street parking and two parking decks, allocating 70 spaces for commercial use and the remaining 580 spaces for the multifamily residential tenants. This amount is being proposed based on residents or people coming by foot from adjacent properties being frequent users of the commercial spaces.

The proposed development will provide a one-way access driveway off of A Street with street parking into parking lots and decks on the right and left side. The clubhouse building will be connected by a series of concrete walkways and there will be pedestrian walkways leading from A Street through the proposed Central Square. There will be a sidewalk along the parallel parking spaces providing for safe access without having to cross vehicular traffic. The ingress/egress point to the right side of the development connects to a large parking lot.

Landscaping and Buffering:

The applicant states that canopy trees and ground level plantings will be used to reinforce the character of the community. A water feature will form the centerpiece of the Central Square area of the site. Lawn areas will encourage events in the space. Buffering and screening will be provided adjacent to the train tracks for residential units.

Signage and Lighting:

The applicant states that a low, stone and masonry monument sign/site wall is proposed at the small square on the corner of Buncombe Road and A Street. The monument sign will be halo-illuminated against a stone backdrop. A traditional street kiosk in front of the clubhouse is proposed for civic announcements. Additionally, individual commercial tenant signage on the canopies above storefront entrances will likely be halo-illuminated with minor variations for variety. Finally, directional and informational signage will be designed to meet the character of the complex.

Shielded, dark-sky approved lighting is provided throughout the site in the form of pole mounted lighting not to exceed 25' in height, bollard lighting, and emergency lighting.

CONCLUSION:

The subject site is the original location of Poe Mill, which is largely vacant with only two historic smoke stacks remaining. The proposed use seeks to revitalize this site, while maintaining the remaining historic integrity and merging the proposed development with the adjacent Poe community. Due to the unique characteristics of the subject site, staff is of the opinion that a successful rezoning to PD, Planned Development would be the most appropriate zoning classification for the subject site. The proposed development would have to meet the following conditions:

Submit a Traffic Impact Study for review and approval.

Meet all of Staff's comments provided to the Applicant in the letter dated 11/6/20.

STAFF

RECOMMENDATION:

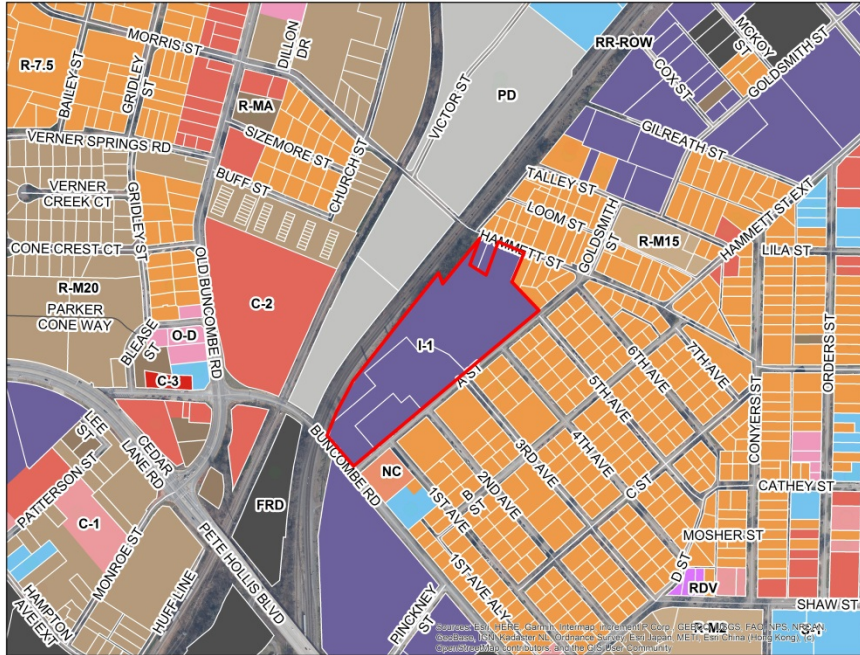
Based on these reasons, staff recommends approval with conditions of the requested rezoning to PD, Planned Development. The Planning Commission recommended approval with conditions.

MOTION:

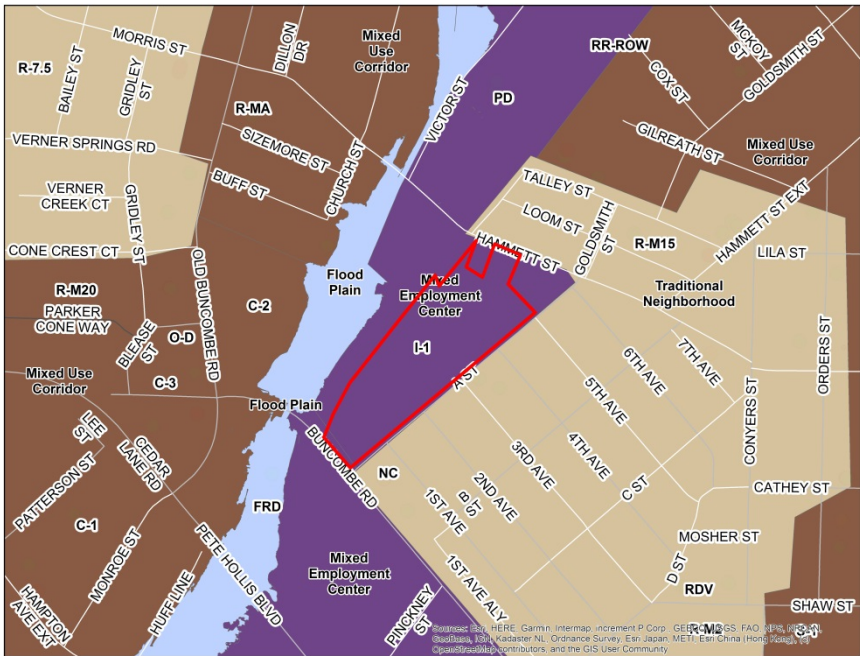
By Mr. Roberts to approve CZ-2020-80 with staff's conditions. The motion carried by voice vote with one absent (Tripp).



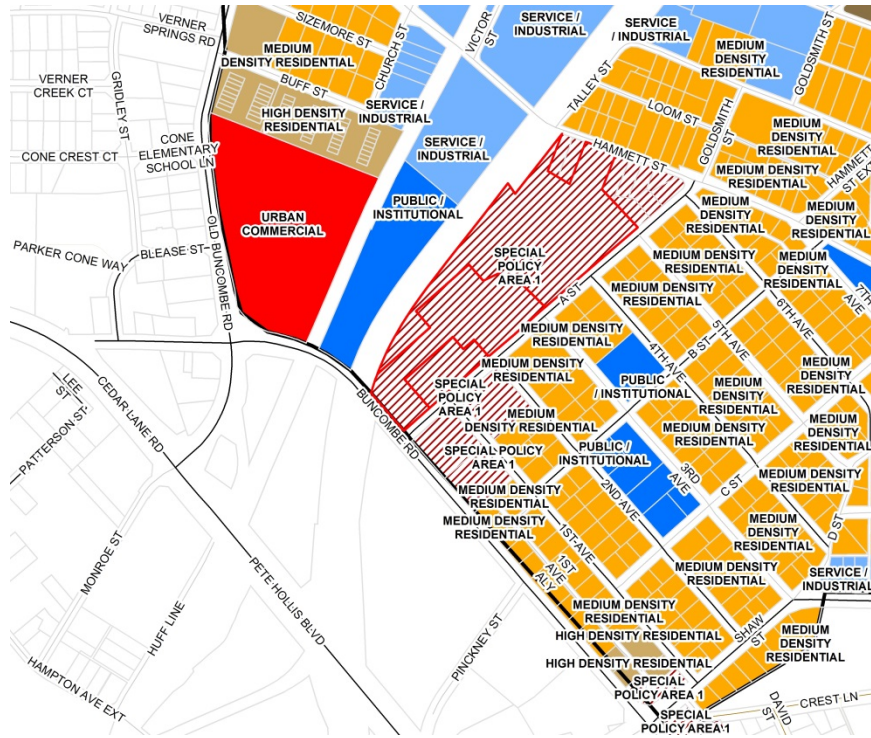
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Cherrydale Area Plan, Future Land Use Map

November 6, 2020

David Dedvukaj
Contour Development, LLC
40950 N Woodward Ave, Suite 300
Bloomfield Hills, MI 48304

RE: The Village at Poe Mill Staff Comment letter; CZ-2020-80

Dear Mr. Dedvukaj,

Below are Staff's comments regarding the PD, Planned Development submittal for the above mentioned project. The comments are divided into those relating to the Statement of Intent and those relating to the submitted drawings. Comments are made in the order that they appear for your convenience and tracking. **Please refer to the bottom of these comments for information on your resubmittal.**

Statement of Intent

Cover Page

1. There are discrepancies between total square footage designated for commercial use in the Statement of Intent (SOI) and table on page 2. Please clarify which amount is being proposed.
2. In the SOI, include a closing parenthesis on the portion discussing parking.
3. In the final sentence of the SOI, please change "including" to "will include."
4. Please make sure to provide all tax map numbers associated with the project.
5. Please provide page numbers on each sheet. My comments below are as the sections appear on the sheets now.
6. Please discuss the setbacks that will met for the new buildings.

Page 2

1. In the list of intended commercial uses, you mention eating establishments. Will these include drive-thru windows?
2. In the table, you mention a maximum height of 62 feet. Does this measurement include the smokestacks? If not, please provide the height of the smokestacks.
3. Please consider if snow removal is actually necessary and something you want to provide.

Page 3

3. Under the parking section, you indicate 650 spaces, but in the first paragraph on the cover sheet, you only mention the 488 in the parking decks. It may be beneficial to have a total number on that sheet that matches the information here.
4. You show parallel parking spaces and a sidewalk within the right-of-way of A Street. This street is owned and maintained by SCDOT. Since we do not have a TIS at this time, have you had conversation with SCDOT as to whether or not you can add parking and a sidewalk within their right-of-way? If not, you may not want to show these spaces or the sidewalk. You will also need to change any reference to a total number of parking spaces and "on-street" parking anywhere mentioned in the SOI.
5. For the parking total in the second paragraph, how does this coincide with the apartment bedroom breakdown?

Page 4

4. Under Architectural Style, a white siding material is mentioned. What kind of material will this be? Please add to the statement of intent.
5. Please add an ending parenthesis at the end of mechanical equipment.

Page 5

2. In the first paragraph, you reference article 19-6.5.7 of the Greenville Zoning Ordinance. Please ensure you are referencing the Greenville County Zoning Ordinance, not the Greenville City Ordinance or some other ordinance.
3. Remove extra space(s) before landscaping.
4. Under landscaping, please change article number to reference the Greenville County Ordinance.
5. Please include information regarding the Greenville County Tree Ordinance.
6. Please include information regarding Parking Lot landscaping.
7. Under signage, please include total square footage.
8. Under lighting, please include beginning parenthesis.
9. Under lighting, please include information about parking deck lighting.
10. Under lighting, please include that all lights will be full cut-off.

Page 7

1. Please show rendering of parking garages.

Page 9

1. Under View #3, please remove landscaping, it is mentioned twice.

Additional Pages

1. Please provide a rendering of the proposed parking decks showing their relation to the overall site.

Site Layout/Paving Plan

9. Please rename this to Preliminary Development Plan
10. Provide the following on the Site Plan:
 - a. Vicinity Map;
 - b. Revision date block;
 - c. Setback lines;
 - d. Matching table from SOI;
 - e. Traffic circulation arrows at ingress/egress points and throughout the site;
 - f. Indicate proposed monument sign;
 - g. Include potential location of site lighting, including poles;
 - h. Building square footage of all structures;
 - i. Apartment unit breakdown;
 - j. Parking table;
 - k. And current and proposed zoning classifications.
 - l. Building setbacks as approved by the BZA.
11. Please make sure that any a change to this page is also made on the colored rendering sheet as well.

NRI

1. Please show the existing land cover instead of what is being proposed.
2. Additionally, label the topographic lines with measurements.

These changes may be made and submitted now, but must be resubmitted no later than noon of business day on Friday, November 13, 2020 in time to get the revised plans and Statement of Intent into our staff report. **Staff will utilize this letter as conditions of approval.** Prior to submittal of future permits, all changes referenced in this letter dated November 6, 2020 shall be corrected to staff's satisfaction. **Please also provide written responses to these comments.**

Please let us know how you would like to proceed.

Sincerely,

/S/

Joshua T. Henderson
Zoning Administrator

Ms. Staton presented the following:

TO:	County Council Planning and Development Committee Planning Commission
FROM:	Meagan Staton
RE:	CZ-2020-65
APPLICANT:	Jamie McCutchen of Davis & Floyd for Elaine Means Haugabook and Erin Means Mellen
PROPERTY LOCATION:	Old Bramlett Road and Frady Road
PIN/TMS#(s): (Portion)	0238010100200 (Portion) and B001000100200
EXISTING ZONING:	S-1, Services
REQUESTED ZONING	R-M10, Multifamily Residential
PROPOSED LAND USE	Multifamily Residential
ACREAGE:	33.8
COUNCIL DISTRICT:	19 – Meadows

ZONING HISTORY: The parcel was originally zoned S-1, Services in June 1974 as part of Area 4A. There have been no other rezoning requests associated with this parcel.

EXISTING LAND USE: Vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-MHP, R-MA, R-S, R-15	manufactured home park and vacant wooded land
East	R-S, R-M20, and R-15	single-family residence and vacant wooded land
South	R-15	single-family residences
West	R-S and R-MA	single-family residences and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

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 parcel is included in the Riverdale-Tanglewood Community Plan designated as *Recreation & Medium Density Residential*.

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	33.8	0 units
Requested	R-M10	10 units/acre		330 units

A successful rezoning would add 330 dwelling units

ROADS AND TRAFFIC:

Old Bramlett Road is a two-lane State-maintained local road. The parcel has approximately 1,211 feet of frontage along Old Bramlett Road. The parcel is approximately 0.30 miles northwest of the intersection of W. Blue Ridge Drive and Old Easley Highway. The property is not along a bus route and there are no sidewalks along the subject property.

Location of Traffic Count	Distance to Site	2011	2014	2019
Old Easley Highway	1,655' SW	10,500	9,400	12,100
			-	+28.7%
			10.5%	

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the overall site, but not on the subject portions of parcels. There are no known historic or cultural resources on this site, though large portions of the site are significantly wooded. The site is also adjacent to the railroad right-of-way. There is one school located within a mile of the site, Westcliffe Elementary.

CONCLUSION:

Although the proposed development would provide additional residential opportunities in the area, the site in question is located in a detached single-family residential area along a narrow local road. Additionally, the proposed development does not conform to the Future Land Use map from Plan Greenville County or the Riverdale-Tanglewood Area Plan.

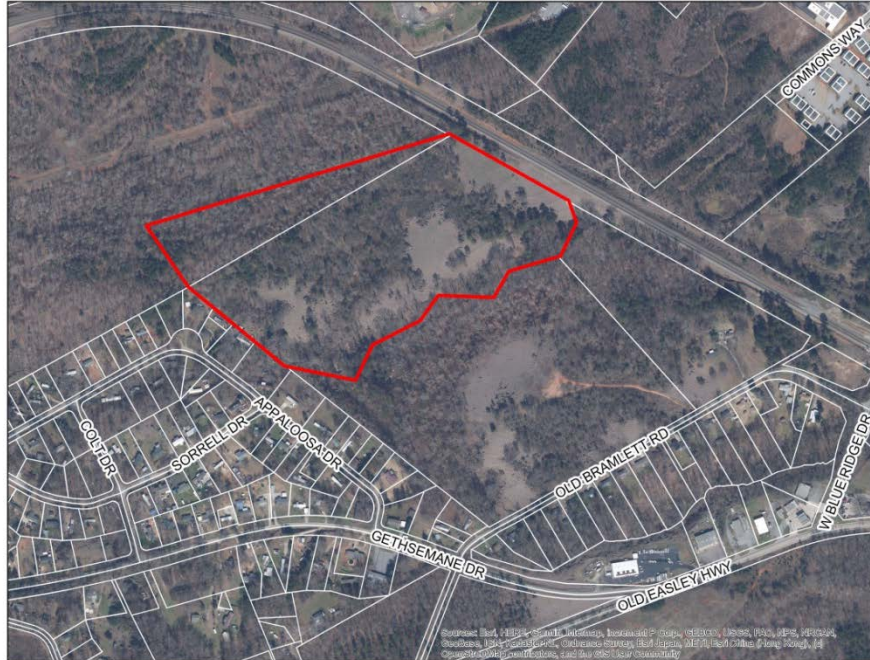
STAFF RECOMMENDATION:

Based on these reasons, staff recommends denial of the requested rezoning to R-M10, Multifamily Residential. The Planning Commission also recommended denial. The Committee held the item at the last Committee meeting.

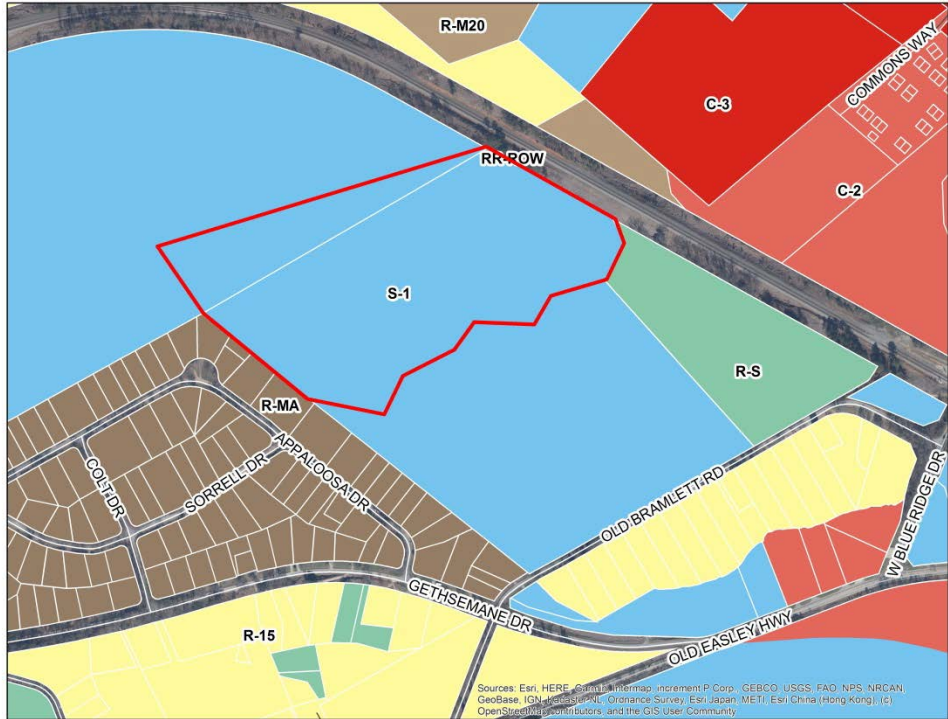
MOTION: By Mr. Roberts to hold CZ-2020-65.

After some discussion, Mr. Roberts withdrew his motion.

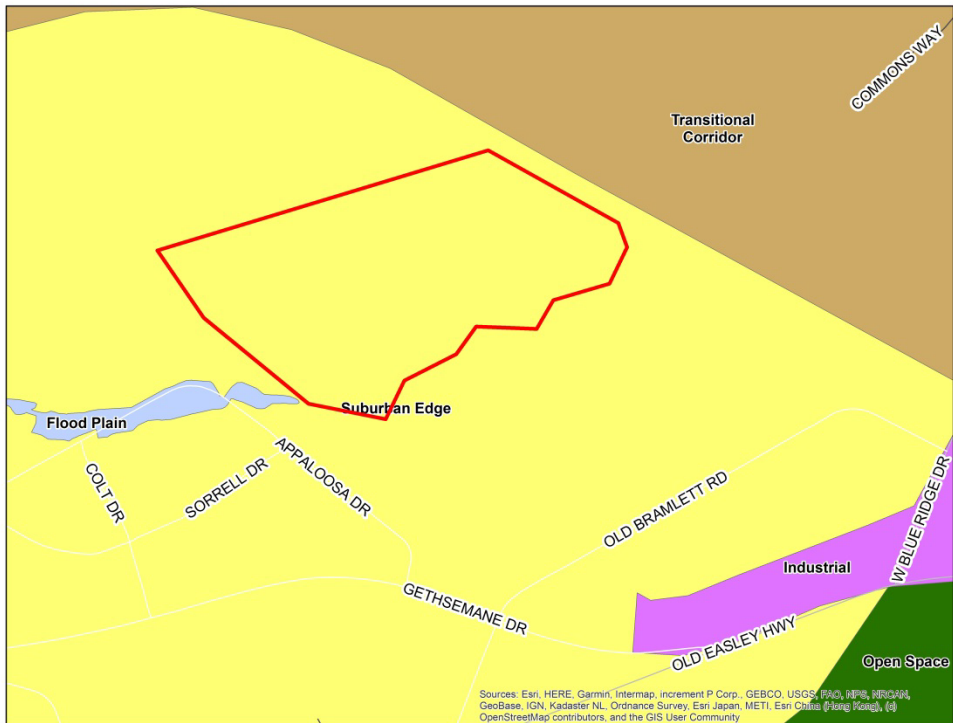
MOTION: By Mr. Barnes to deny CZ-2020-65. The motion carried by voice vote with one absent (Tripp).



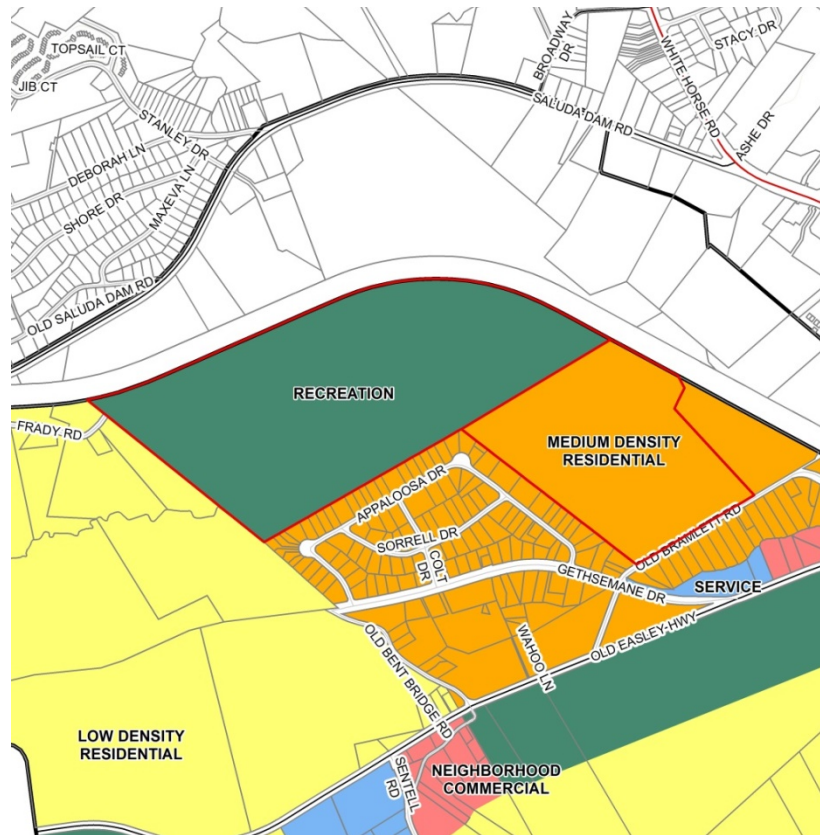
Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Riverdale-Tanglewood Community Plan, Future Land Use Map

Planning Report

DOCKET NUMBER: CZ-2019-39

APPLICANT: Taunya Y. Mann for Gordon E. Mann

PROPERTY LOCATION: West Blue Ridge Drive, Colonial Avenue, and Eli Street

PIN/TMS#(s): 0146001201100, 0146001201102, and 0146001202000

EXISTING ZONING: C-2, Commercial

REQUESTED ZONING: S-1, Services

ACREAGE: 1

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned C-2, Commercial in April 1972, as part of Area 3.

EXISTING LAND USE: single-family residential and two duplexes

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2	automobile sales and single-family residential
East	C-2	retail
South	C-2	automobile service facility
West	R-MA	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Parker Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville Comprehensive Plan and is designated as *Residential Land Use 3* which prescribes 6 or more units per acre and is along a *Community Corridor*.

ROADS: West Blue Ridge Drive: five-lane State-maintained minor arterial
 Colonial Avenue: two-lane County-maintained local
 Eli Street: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
West Blue Ridge Drive (south of site)	5,450' SW	21,200	21,200 0%	26,400 +24.5%
West Blue Ridge Drive (north of site)	5,735' NE	12,200	12,600 +3.2%	13,800 +9.5%

ANALYSIS: The subject site is designated in the Imagine Greenville Comprehensive Plan as partially *Residential Land Use 3*, which prescribes 6 or more units per acre, and partially as a *Community Corridor*. Community Corridors are typically a near-balance of residential and nonresidential uses. Colonial Avenue is a one-way street that comes out onto West Blue Ridge Drive.

Colonial Street can only be accessed off of Sumter Street and Eli Street can only be accessed off of Colonial Street.

This parcel is not located along a bus route, but is located 0.06 miles south of Route 9, which is located at the intersection of W. Blue Ridge Drive and Cedar Lane Road. Per Greenlink's Comprehensive Operations Analysis, the bus route is expected to remain 0.06 miles away from this parcel. Additionally, there are sidewalks located in this area.

SUMMARY:

The subject parcel zoned C-2, Commercial, is 1 acre of property located on West Blue Ridge Drive approximately 0.07 miles north of the intersection of West Blue Ridge Drive and Cedar Lane Road. The parcel has approximately 145 feet of frontage along West Blue Ridge Drive, 275 feet of frontage along Colonial Avenue and 100 feet of frontage along Eli Street. The applicant is requesting to rezone the property to S-1, Services.

The applicant states the proposed land use is for the storage of work vans, trucks and trailers.

CONCLUSION:

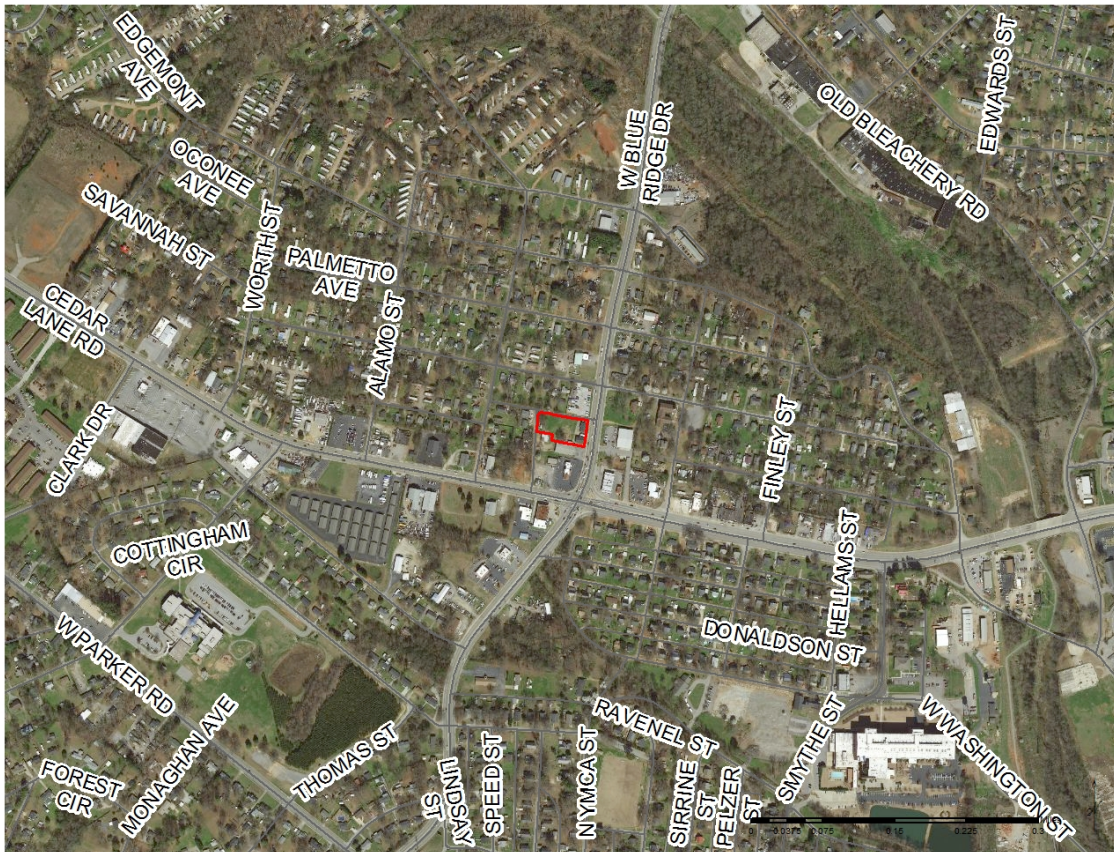
Parcels 0146001201100 and 0146001201102 are located along West Blue Ridge Drive, a minor arterial road. Parcel 0146001202000 is located along Eli Street and Colonial Avenue. Colonial Avenue can only be accessed off of Sumter Street because it is one way, and Eli Street can only be accessed off of Colonial Avenue. There is Commercial zoning to the north, east and west of the site, with multifamily residential zoning to the west. The surrounding land uses consist of automobile and single-family residential to the north, retail to the east, an automobile service facility to the south and single-family residential to the west.

Staff is of the opinion the current zoning is appropriate. The proposed use of storage of work vans, trucks and trailer could negatively impact the residential community along Highlawn Avenue, Sumter Street, Colonial Avenue and Eli Street due to the limited access to this site. Staff believes the requested zoning is not consistent with the surrounding zoning and is not consistent with the Imagine Greenville Comprehensive Plan.

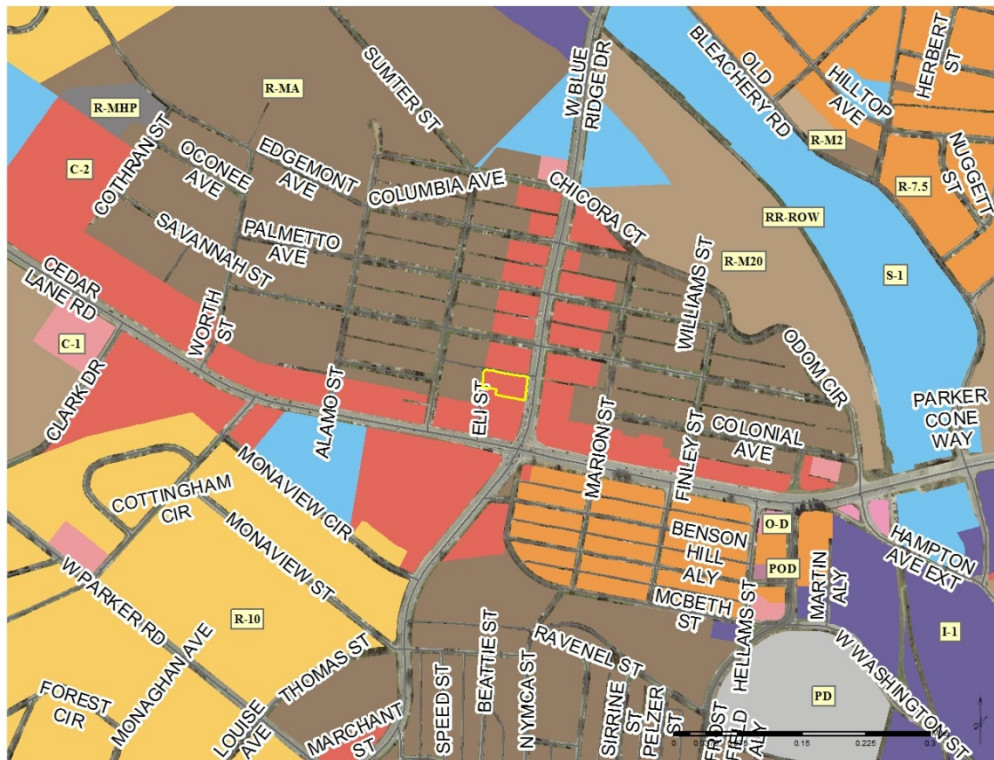
Based on these reasons staff recommends denial of the requested rezoning to S-1, Services. The Planning Commission also recommended denial.

Chairman Dill explained the item has been around for quite some time, from Planning and Development Committee to County Council and then again back to the Planning and Development Committee.

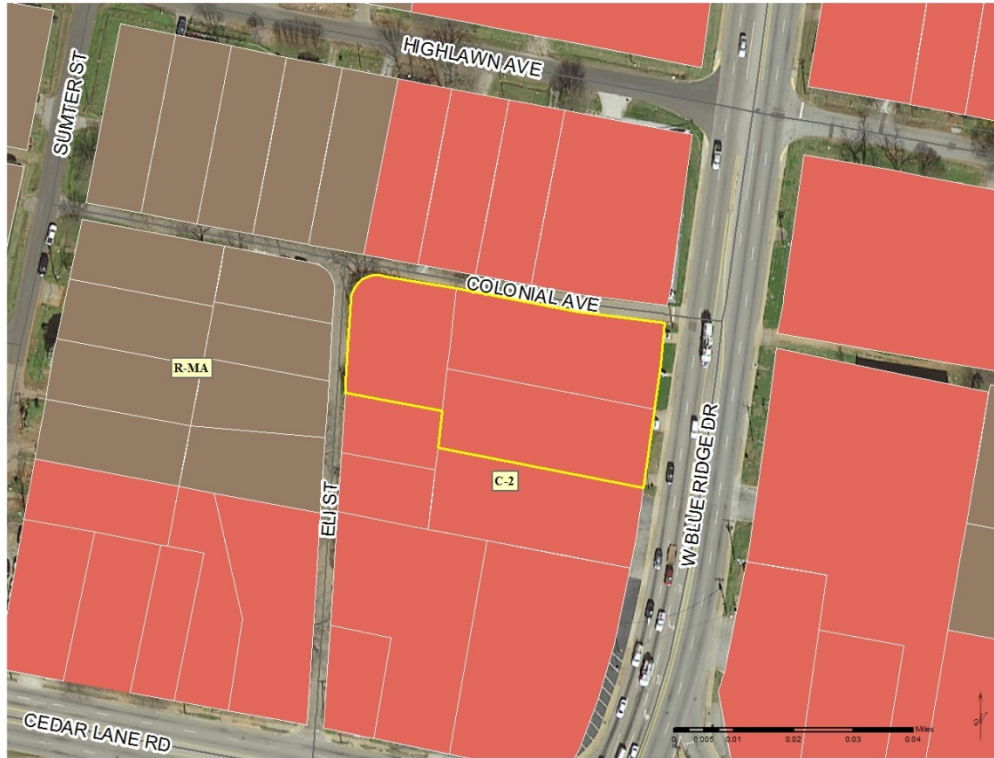
MOTION: By Mr. Roberts to deny CZ-2019-39. The motion carried by voice vote with one absent (Tripp).



Aerial Photography, 2018



Zoning Map



Future Land Use Map

Adjournment

MOTION: Without objection, Chairman Dill adjourned the meeting at 5:36 p.m.

Respectfully submitted,

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Recording Secretary