

GREENVILLE COUNTY PLANNING  
AND DEVELOPMENT COMMITTEE  
MINUTES  
May 3, 2021  
5:00 p.m.

Conference Room D – with limited seating  
Remote participation by Committee members

**MEMBERS PRESENT:** J. Dill, Chairman, M. Barnes, C. Harrison X. Norris and S. Shaw

**MEMBERS ABSENT:** none

**COUNCIL MEMBERS PRESENT:**

**STAFF:** P. Gucker, H. Hahn, H. Gamble, T. Stone, D. Campbell, T. Abrahams  
J. Jordan, J. Henderson, T. Coker, R. Jeffers-Campbell, B. Denny, A. Lovelace  
and IS staff.

**CALL TO ORDER**

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

**INVOCATION**

Mr. Harrison provided the invocation.

**APPROVAL OF THE MINUTES OF THE APRIL 5, 2021 COMMITTEE MEETING**

**MOTION:** By Mr. Barnes to approve the minutes of the April 5, 2021 Committee meeting  
as presented. The motion carried unanimously by voice vote.

**BOARDS AND COMMISSIONS INTERVIEWS AND NOMINATIONS**

**Board of Zoning Appeals – five vacancies and ten applicants**

- Teresa Barber (D. 27)
- Ben Carper (D. 25) \*
- Paul Hamilton (D. 18)\*
- Mark Hattendorf (D. 20) \* incumbent
- Kenneth Matesevac (D. 20)
- Wayne Moore (D. 25) incumbent
- Michelle Rash (D. 25)
- Jeffery Redmond (D. 28)\* incumgent
- Michelle Shuman (D. 22)
- Arthur Smith (D. 27) former member

**The Committee members interviewed the four individual that have an asterisk beside their name. The application period had been extended and those four are the new applicants. At the April 5, 2021 Committee meeting, the Committee held interviews for the other applicants.**

**A ballot vote was taken.**

**REZONING REQUESTS**

Mr. Henderson presented the following:

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

**FROM: Brook Denny – Planner**

**RE: CZ-2021-28**

**APPLICANT: Guadalupe Villar of Alvarez Enterprises, LLC for**

Isaac Quintana

**PROPERTY LOCATION:** N. Charles Drive and Conestee Road  
**PIN/TMS#(s):** 0421000700303  
**EXISTING ZONING:** C-2, Commercial District  
**REQUESTED ZONING:** R-MA, Multifamily Residential District  
**PROPOSED LAND USE:** Single-Family Detached  
**ACREAGE:** 0.67  
**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** This parcel was originally zoned C-2, Commercial in May 1971 as part of Area 2. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	C-2	Single-family detached
East	C-2 & R-MA	Equipment sales and rental & church
South	R-MA	Single-family detached
West	C-2	Vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Not Available

**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 Plan designated as *North Village* which calls for Single-family and Multifamily Housing.

**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	NA	0.67	0 units
Requested	R-MA	20 units/acre		13 units

A successful rezoning would allow for 13 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Conestee Road is a Four-lane State-maintained Collector road. The parcel has approximately 122 feet of frontage along Conestee Road. N. Charles Drive is a Two-lane County-maintained Residential road. The parcel has approximately 147 feet of frontage along N. Charles Drive. The parcel is approximately 0.24 miles east of the intersection of Conestee Road and Fork Shoals Road. The property is not along a bus route. There are also no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
Conestee Road	341.9' E	4,600	4,500 -2.1%	5,200 +13.0%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Conestee Baptist Day School.

**CONCLUSION:**

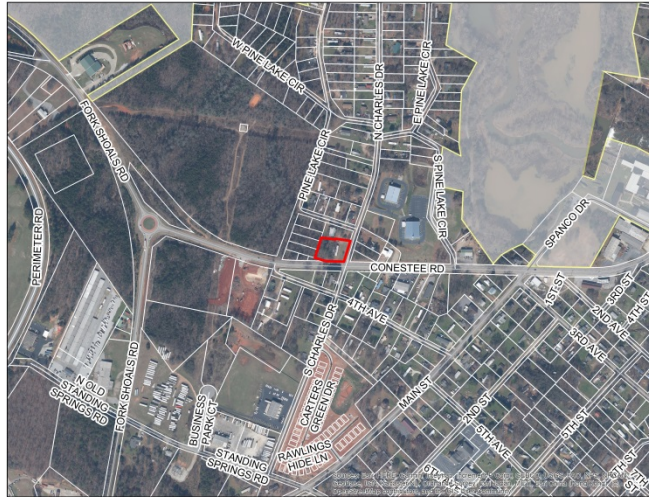
The subject parcel, zoned C-2, Commercial, is located along Conestee Road, a State-maintained collector road, and N. Charles Drive, a State-maintained residential road and contains an existing non-conforming use. Staff is of the opinion that a successful rezoning to R-MA, Multifamily Residential would better align with the zoning and uses in the immediate area as well as bring the subject property into conformity with the Zoning Ordinance as an approved land use.

**STAFF  
RECOMMENDATION:**

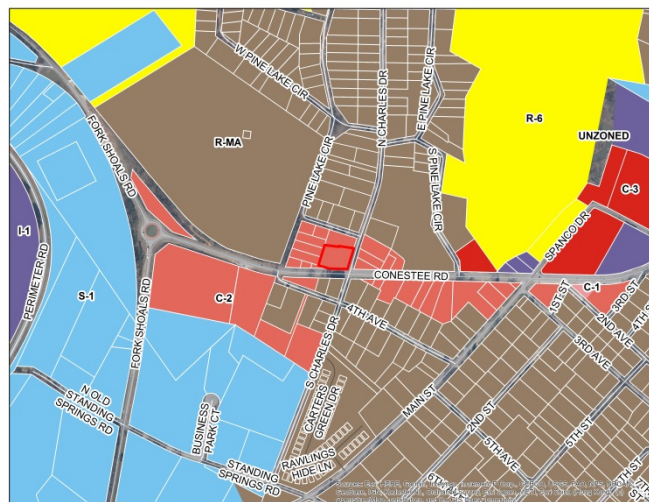
Based on these reasons, staff recommends approval of the requested rezoning R-MA, Multifamily Residential. The Planning Commission recommended approval.

**MOTION:**

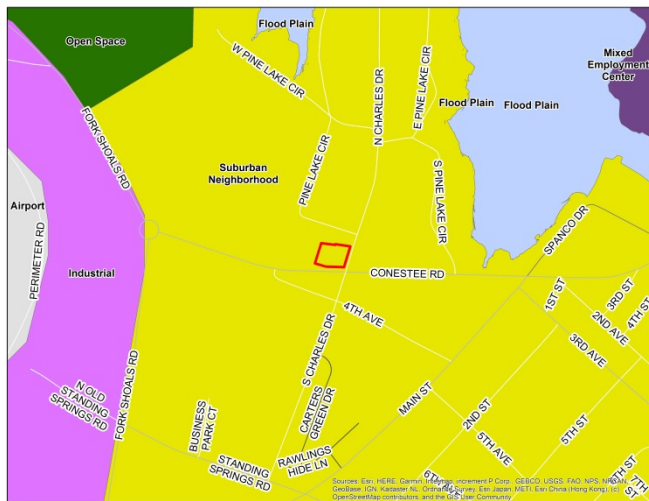
By Mr. Barnes to approve CZ-2021-28. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



Conestee Plan, Future Land Use Map

Mr. Henderson presented the following:

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

**FROM:** Brook Denny - Planner

**RE:** CZ-2021-29

**APPLICANT:** Stephen T. Mack, Jr. of STM Acquisition & Development, Inc. for Immanuel Lutheran Church, Inc.

**PROPERTY LOCATION:** 2820 and 2824 Woodruff Road

**PIN/TMS#(s):** 0548020103209 and 0548020103200 (portion)

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** R-M16, Multifamily Residential District

**PROPOSED LAND USE:** Multifamily Residential Development

**ACREAGE:** 6.46

**COUNCIL DISTRICT:** 27 – Kirven

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in June 1991 as part of Area 7. There have been no other rezoning requests.

**EXISTING LAND USE:** Church and Single-Family Residence

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Church
East	R-7.5	Single-family detached
South	R-M10 & R-12	Single-family detached
West	R-M16	Multifamily residential

**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 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 a part of any adopted area or community plans.

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>6.46</i>	<i>10 units</i>
Requested	<i>R-M16</i>	16 units/acre		103 units

A successful rezoning would allow for 93 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Woodruff Road is a Three-lane State-maintained arterial road. The parcel has approximately 330 feet of frontage along Woodruff Road. The parcel is approximately 0.24 miles east of the intersection of Scuffletown Road and Woodruff Road. The property is not along a bus route. There are also no sidewalks in the area.

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
Woodruff Rd	100' W	17,400	18,500 +6.3%	23,600 +35.6%

**CULTURAL AND**  
**ENVIRONMENTAL:**

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



**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban, is located along Woodruff Road, a State-maintained arterial road, which features a mix of commercial and residential uses. A successful rezoning to R-M16, Multifamily Residential would achieve the applicant’s goal expanding an existing multifamily development and would align with the density called for in the Plan Greenville County comprehensive plan.

**STAFF**

**RECOMMENDATION:**

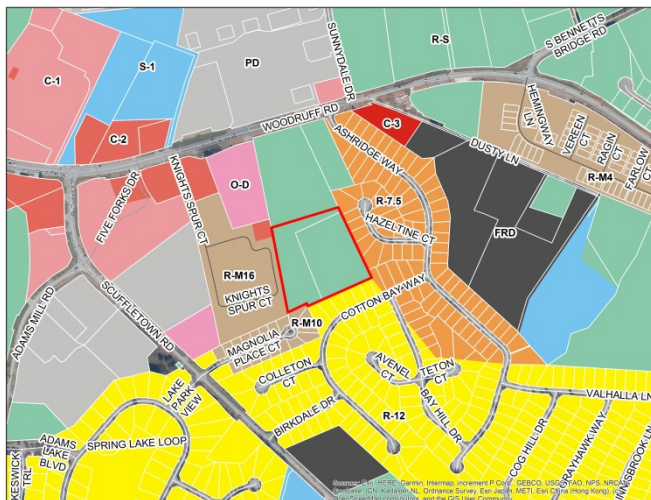
Based on these reasons, staff recommends approval of the requested rezoning to R-M16, Multifamily Residential. The Planning Commission recommended approval.

**MOTION:**

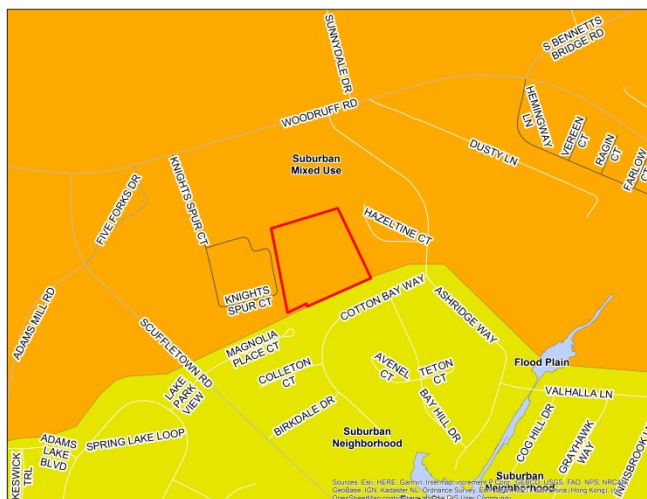
By Mr. Shaw to approve CZ-2021-29. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Henderson presented the following:

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

**FROM:** Brook Denny – Planner

**RE:** CZ-2021-30

**APPLICANT:** Jesse A. Carter of Anderson Ridge  
Development, LLC for Chandler Revocable  
Trust and Linda Gayle Porter, and Deborah  
Foster for Foothills Presbytery

**PROPERTY LOCATION:** W. Georgia Road and Rocky Creek Road

**PIN/TMS#(s):** 0575030100403, 0575030100412,  
0575030100505, and 0575030100401 (portion)

**EXISTING ZONING:** R-S, Residential Suburban District

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

**PROPOSED LAND USE:** Multifamily Residential Development

**ACREAGE:** 12.37

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** This parcel was originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There has been one rezoning request for this property: CZ-2008-035, from R-S, Residential Suburban to P-D, Planned Development, which was withdrawn. There have been no additional rezoning requests.

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

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-12	Single-family residential
East	R-S & R-15	Vacant land & single-family residential
South	PD	Single-family residential
West	R-S & PD & R-12	Vacant land & single-family residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Not available

**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 a part of 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-S	1.7 units/acre	12.37	21 units
Requested	R-MA	20 units/acre		247 units

A successful rezoning would allow for 226 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

W. Georgia Road is a two-lane State-maintained arterial road, and Rocky Creek Road is a two-lane State-maintained collector road. The parcel has approximately 747 feet of frontage along W. Georgia Road, and the parcel has approximately 822 feet of frontage along Rocky Creek Road. The parcel is approximately 0.1 miles southeast of the intersection of W. Georgia Road and Rocky Creek Road. The property is not along a bus route. There

are also no sidewalks in the 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. One school is located within one mile of the site: Brashier Middle College Charter School.

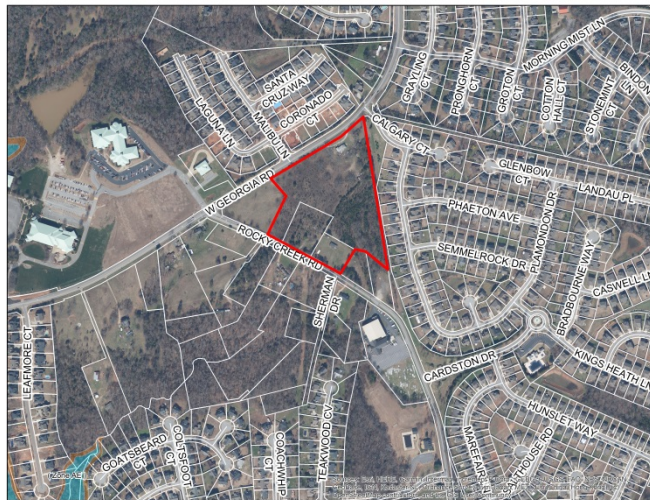
**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban, is located along W. Georgia Road, a State-maintained Arterial Road, and Rocky Creek Road, a State-maintained Collector Road. A successful rezoning to R-MA, Multifamily Residential would allow for a density up to 20 units per acre. Staff is of the opinion that the density allowed within the requested district would be too intense for the existing predominantly single-family residential area.

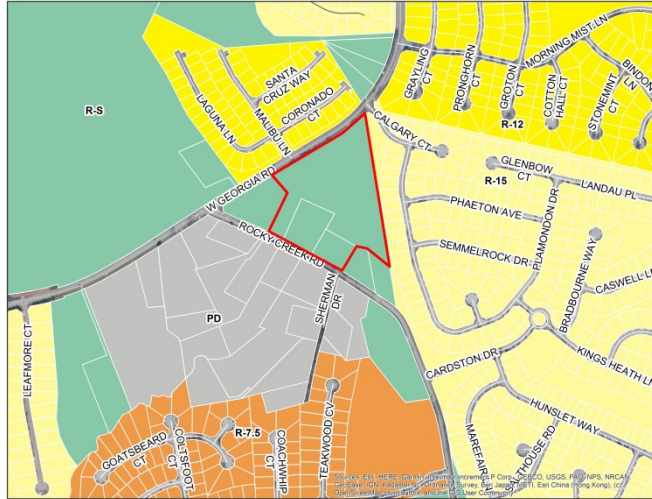
**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to R-M16, Multifamily Residential. Planning Commission recommended denial.

**MOTION:** By Mr. Harrison to deny CZ-2021-30. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

**Mr. Henderson presented the following:**

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

**FROM:** Brook Denny – Planner

**RE:** CZ-2021-31

**APPLICANT:** Ryan Foster of Fournoy Development Group  
for Ryland Properties, LLC

**PROPERTY LOCATION:** 2400, 2500, 2702, and 2704 Pelham Road

**PIN/TMS#(s):** 0533040101904, 0533040101901 and  
0533040101900

**EXISTING ZONING:** FRD, Flexible Review District

**REQUESTED ZONING:** FRD-MC, Flexible Review District, Major  
Change

**PROPOSED LAND USE:** Mixed-Use Development

**ACREAGE:** 9.07

**COUNCIL DISTRICT:** 21 – Harrison

**ZONING HISTORY:** This parcel was originally zoned R-20, Single-Family Residential in May 1970 as part of Area 1. There has been one successful rezoning request for this property: CZ-2016-36, from R-20, Single-Family Residential to FRD, Flexible Review District in 2016. Additionally, CZ-2020-10, FRD to FRD-MC was withdrawn. There have been no other rezoning requests.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	FRD & PD	Commercial & single-family attached
East	R-M10	Multifamily
South	R-20	Single-family detached
West	C-1 & R-20	Single-family & retail

**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 Mixed Use & 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 a part of 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	FRD	0 units/acre	9.07	0 units
Requested	FRD	29.1 units/acre		263 units

A successful rezoning would allow for 263 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Pelham is a five-lane State-maintained arterial road. The parcel has approximately 766 feet of frontage along Pelham Road. The parcel is approximately 0.11 miles east of the intersection of Blacks Drive and Pelham Road. The property is not along a bus route. There are sidewalks in the 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. One school is located within one mile of the site: Green Charter School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing a 9.07-acre Multifamily Residential Development. The site consists of three parcels totaling 10.95 acres that will feature 253 multifamily units and 10 live-work units with a dog park and community area featuring a swimming pool.

**Proposed Land Uses:**

The intended uses for the site are to include: apartments; live/work; dog park; and an amenity area.

**ARCHITECTURAL DESIGN:**

The style of the new buildings is intended to be traditional suburban with modern design features. Buildings will be oriented in either an L or U-shape to allow for more interesting spaces between buildings and cultivate a more urban feel. Exterior finish materials will consist of brick and cement fiber siding, and will blend into the commercial storefronts and retail canopies.

**Access and Parking:**

The applicant is proposing 374 parking spaces, which exceeds the minimum 371 required for multifamily residential. Of the total parking facilities, 43 will be visitor parking spaces. The developer is utilizing both visitor parking and its overage to provide the required 35 spaces required by the commercial spaces within the development.

The proposed development will provide two access points off Pelham Road. The applicant is proposing 5' wide internal sidewalks throughout the development as well as new 5' sidewalks to connect to the adjacent property. Additionally, the applicant is providing 30 bike parking spaces.

**Landscaping and Buffering:**

The applicant states that the development will have an array of landscaping features. Additionally, the applicant is proposing a 6' tall opaque wood fence between the development and the existing homes on the southern and western property line. The rest of the site will additionally meet or exceed all landscaping requirements as outlined in the Greenville County Zoning Ordinance.

**Signage and Lighting:**

The applicant states that signage will meet all requirements and

is proposing one single-faced monument sign at the signalized entry point as well as building identification and directional signage within the development. Additionally, each live/work space will be allowed signage at the main entry point. Site lighting will vary depending on application. Decorative lanterns will be no higher than 18' and used to light the development. All lighting near property lines will be shielded to prevent light pollution.

**CONCLUSION:**

The subject parcel, zoned FRD, Flexible Review District, is located along Pelham Road, a State-maintained arterial road. A successful rezoning to FRD-MC, Flexible Review District, Major Change would align with the uses allowed under the Plan Greenville County comprehensive plan and those located along Pelham Road. Staff is of the opinion that the changes proposed to this Flexible Review District would be supportive of the comprehensive plan and not be detrimental to the existing area.

The development would have to meet the following conditions:

1. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

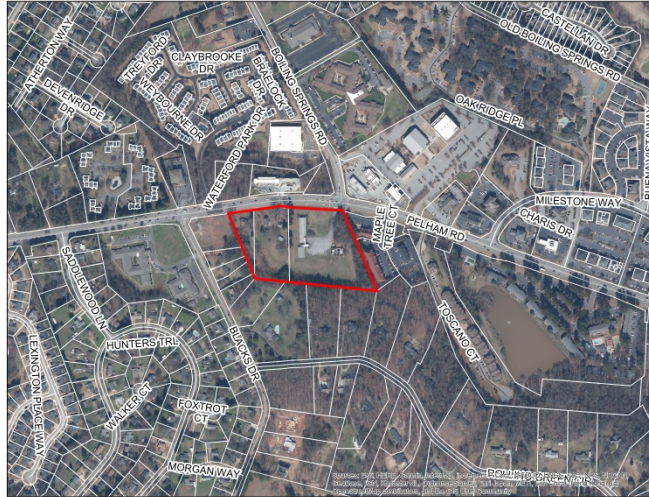
**STAFF**

**RECOMMENDATION:**

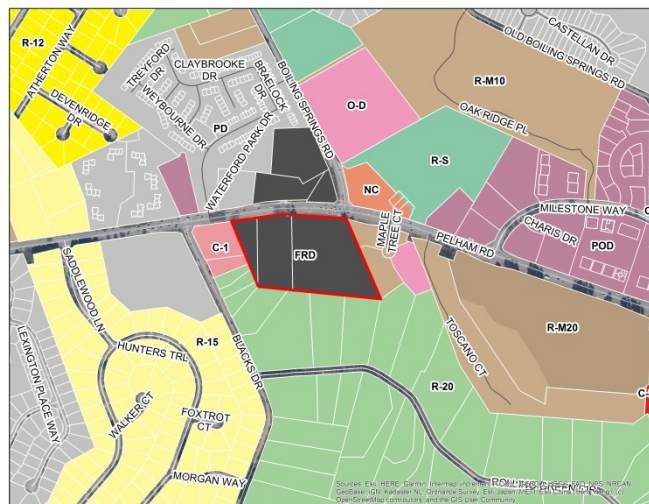
Based on these reasons, staff recommends approval of the requested rezoning to FRD, MC - Flexible Review District, Major Change with the aforementioned condition. The Planning Commission recommended approval with conditions.

**MOTION:**

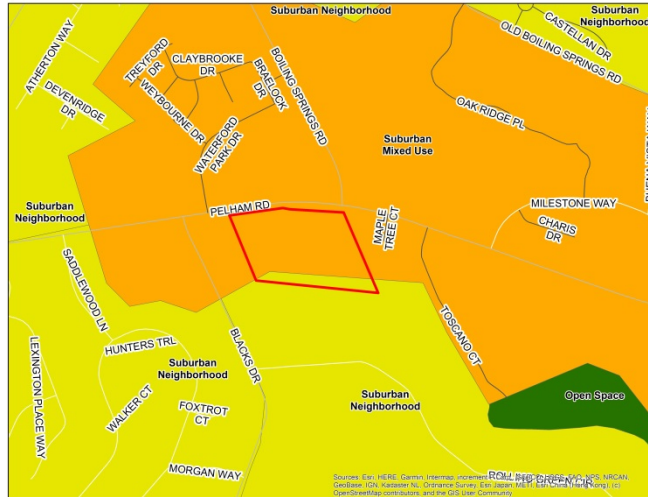
By Mr. Shaw to approve CZ-2021-31 with conditions. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

April 14, 2021

Brook Denny  
Planner  
Zoning Administration  
Greenville County, SC

RE: Pelham Mixed-Use Development Staff Comment letter reply

Dear Brook,

Below in bold are my responses to your letter dated April 9<sup>th</sup> regarding the Pelham Mixed-Use Development

Statement of Intent

1. Please update date on cover page. **Complete**

Page 4

1. Please revise second access point – Roadways and Interconnectivity seems to suggest that the second access is west of the incoming Spinx gas station. **Clarifications were made.**

Page 5

2. “Connectivity was considered between this property and the property on the corner of Pelham and Blacks Drive.” – is this still being considered? If so, add a note to the plan. **This is no longer being considered since the Spinx gas station is moving forward and thus was removed.**
3. Please revise “this property being C1.” **Revision complete.**

4. Please note that the building department will require handicap spaces to be 9 x 20. **Revision made on Page 5.**
5. Staff believes that the explanation on the 46 visitor spaces is sufficient; however, for greater explanation and transparency we request at least one sentence detailing how much additional parking would be required for the 10 “work” units. Based on the description of allowed uses the county’s standard for Office-Business would apply. **A clarification has been made in which we accounted for 11,500 sf of work space which account for 35 spaces.**

Page 7

1. Is the architectural style mentioned for all buildings including the amenity areas/ clubhouse? **Clarification has been made.**
2. Please mention the Dog Park, and any fencing or screening for such. **Clarification has been added.**

Page 9

1. One of your signage examples shows an awning. If you intent to utilize such, please mention in the SOI. **Clarification has been added.**

Comments/Questions:

1. Please submit a revised Traffic Impact Study reflect the current year as discussed with staff. **The update to the TIA is underway and will be forthcoming.**

Will Serve Letters: No Comments NA

**CV-1: Final updates to CV-1 are underway and will be forthcoming.**

1. You mention a Dog Park in your SOI, Please show.
2. Do you have a proposed location for the 10 live/work units?
3. Please show handicap spaces meeting minimum requirements.
4. Please add the Land-Use Table as found in the SOI to the plan.

NRI:

1. No Comments NA

Sincerely,  
Ryan Foster  
Flournoy Development Group, LLC

Mr. Henderson presented the following:

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

**FROM:** Joshua Henderson, Zoning Administrator

**RE:** CZ-2021-32

**APPLICANT:** M. Cindy Wilson of M. Cindy Wilson B.I.C. for  
Janice Holliday Chandler

**PROPERTY LOCATION:** 9185 Augusta Road

**PIN/TMS#(s):** 0596030102302

**EXISTING ZONING:** R-R3, Rural Residential District

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

**PROPOSED LAND USE:** Retail/Mercantile

**ACREAGE:** 2.90

**COUNCIL DISTRICT:** 26 – Ballard

**ZONING HISTORY:** This parcel was originally zoned R-R3, Rural Residential in August 2000 as part of Area 14. There have been no prior rezoning requests for this parcel.

**EXISTING LAND USE:** Vacant Land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1	Trucking company with office
East	R-R3	Vacant wooded land
South	R-R3	Single-family residences
West	Unzoned	Single-family residences

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Septic

**PLAN GREENVILLE  
COUNTY**

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

**AREA AND COMMUNITY  
PLANS:**

The subject property is a part of the South Greenville Area Plan and is designated as *Rural Preservation*.

**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-R3	1 unit/3 acres	2.90	0 units
Requested	C-3	16 units/acre		46 units

The applicant is not proposing a residential development; however, a successful rezoning would allow for 46 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Augusta Road (Highway 25) is a 5-lane State-maintained arterial road. The parcel has approximately 361 feet of frontage along Augusta Road and approximately 300 feet of frontage along Red Hawk Lane, which is a private drive. The parcel is approximately 1 mile north of the intersection of Augusta Road and Highway 418. The property is not along a bus route. There are also no sidewalks in the 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. One school is located within one mile of the site: Ellen Woodside Elementary.

**CONCLUSION:**

The subject parcel, zoned R-R3, Rural Residential, is located along Augusta Road, a State-maintained arterial road which features a mixture of Residential, Vacant Land, and Commercial uses. A successful rezoning to C-3, Commercial would allow for uses intended for non-residential areas and along major thoroughfares. While staff realizes this parcel fronts Highway 25, staff is of the opinion that the uses allowed in C-3, Commercial are too intensive for this residential area and do not align with the future land use designation of this area, Rural.

**STAFF RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning C-3, Commercial. The Planning Commission recommended approval due to the surrounding area having similar zoning.

**MOTION:**

By Mr. Barnes to approve CZ-2021-32. The motion carried unanimously by voice vote.

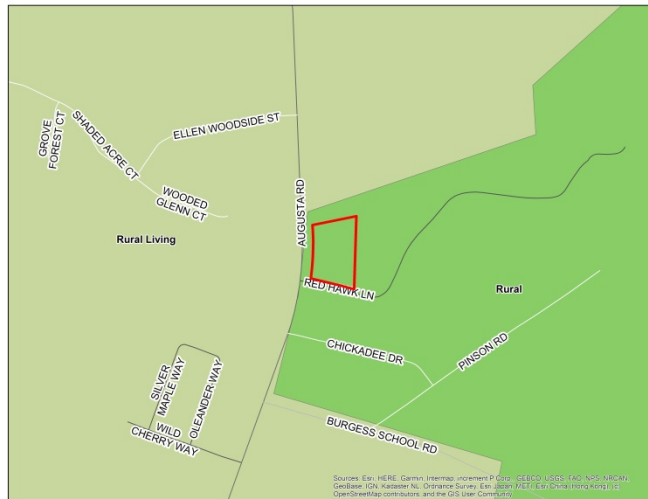


Aerial Photography, 2020

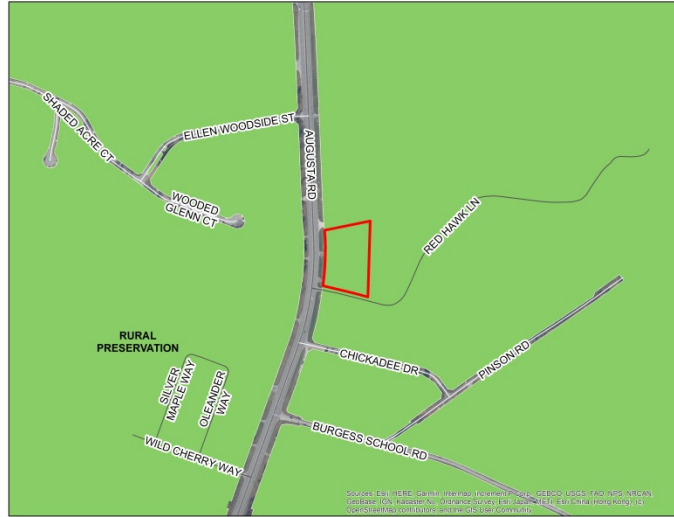




Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Mr. Henderson presented the following:

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

**FROM:** Joshua Henderson, Zoning Administrator

**RE:** CZ-2021-33

**APPLICANT:** Stanley E. McLeod of Brown, Massey, Evans,  
McLeod & Haynsworth, LLC for Martyn Harris  
and Samantha Harris

**PROPERTY LOCATION:** E. Suber Road

**PIN/TMS#(s):** 0529030100100 (portion)

**EXISTING ZONING:** R-S, Residential Suburban District

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

**PROPOSED LAND USE:** Dog Kennel & Grooming with Outdoor Runs

**ACREAGE:** 5.00

**COUNCIL DISTRICT:** 21 – Harrison

**ZONING HISTORY:** This portion of a parcel was originally zoned R-S, Residential Suburban in May 1970 as part of Area 1. There have been two successful rezoning request for this property: CZ-2020-14 and CZ-2020-15, which allowed for a land swap with the adjacent property. For the subject property, a portion of the site was successfully rezoned from I-1, Industrial to R-S, Residential Suburban. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	RV and trailer storage
East	I-1 and R-S	Construction business and vacant land
South	R-S	Single-family residences
West	DRD (City of Greer)	Single-family residences

**WATER AVAILABILITY:** No available connection

**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 *Floodplain*. \*\*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 provided the potential capacity of residential units based upon County records for acreage.

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-S</i>	<i>1.4 units/acre</i>	<i>5.00</i>	<i>7 units</i>
Requested	<i>S-1</i>	0 units/acre		0 units

A successful rezoning would not allow for any dwelling units on site.

**ROADS AND TRAFFIC:**

E. Suber Road is a two-lane State-maintained collector road. This portion of a parcel has approximately 200.28 feet of frontage along E. Suber Road. The site is approximately 0.3 miles east of the intersection of E. Suber Road and Highway 14. The property is not along a bus route. There are also no sidewalks in the area

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

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. There are no known historic or cultural resources on the site. Three schools are located within one mile of the site: Woodland Elementary, Riverside Middle, and Riverside High School.

**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban, is located along E. Suber Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to S-1, Services, would not have an adverse impact on this area due to similar surrounding zoning classifications and uses and natural buffering from nearby residential areas.

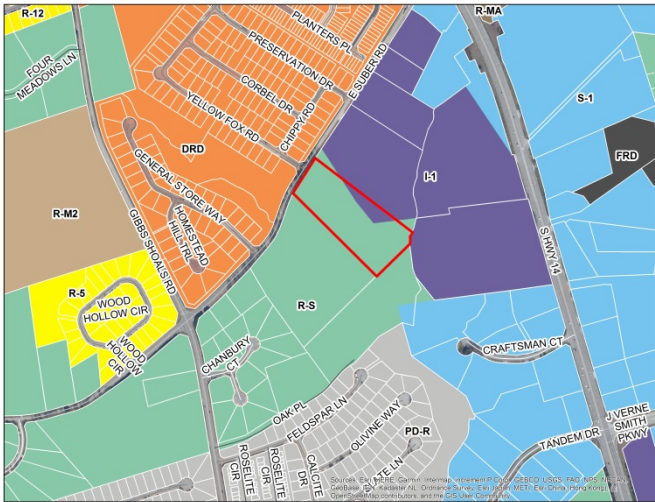
**STAFF RECOMMENDATION:**

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

**MOTION:** By Mr. Harrison to approve CZ-2021-33. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

**Mr. Henderson presented the following:**

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

**FROM:** Joshua Henderson, Zoning Administrator

**RE:** CZ-2021-34

**APPLICANT:** Chris M. Watson of Seamon, Whiteside & Associates, Inc. for Karren D. Garrett Long and R. Edward Long, Jeffery Neal Garrett, Cynthia Lee Garrett Farmer, Donald Gregory Garrett, and Kem George Lynn

**PROPERTY LOCATION:** 219 and 231 Corn Road

**PIN/TMS#(s):** M004020103000, M004020103001, M004020103002, M004020103003 and M004020103004

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

**REQUESTED ZONING:** R-M12, Multifamily Residential District

**PROPOSED LAND USE:** Multifamily Residential Development

**ACREAGE:** 23.20

**COUNCIL DISTRICT:** 28 – Tripp

**ZONING HISTORY:** This parcel was originally zoned R-12, Single-family Residential in May 1971 as part of Area 2. There have been no prior rezoning requests.

**EXISTING LAND USE:** Single-family residential and vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD-R (City of Mauldin) and R-S (City of Mauldin)	Single-family residences and Mauldin High School
East	R-M (City of Mauldin)	Condominiums
South	R-12 (City of Mauldin)	Single-family residences
West	R-12	Single-family residences, vacant wooded land and cemetery

**WATER AVAILABILITY:** 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 Neighborhood* and *Floodplain*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY**

**PLANS:** The subject property is not a part of any area or community

plans.

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-12</i>	<i>3.6 units/acre</i>	23.20	83 units
Requested	R-M12	12 units/acre		278 units

A successful rezoning would allow for 195 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:** Corn Road is a three-lane State-maintained collector road. The subject parcels have approximately 1,131 feet of frontage along Corn Road. The site is approximately 0.28 miles west of the intersection of Corn Road and E. Butler Road. The property is not along a bus route. There are no sidewalks in the area.

<b>Location of Traffic Count</b>	<b>Distance to Site</b>	<b>2011</b>	<b>2014</b>	<b>2019</b>
Corn Road	739' E	6,100	7,200 +18.0%	8,300 +15.3%

**CULTURAL AND ENVIRONMENTAL:** Floodplain is present on the site. There is one historic resource closely adjacent to the site, a family cemetery, on parcel M004020102000. Two schools are located within one mile of the site: Mauldin High School and Montessori School of Mauldin.

**CONCLUSION:** The subject parcel, zoned R-S, Residential Suburban, is located along Corn Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-M12, Multifamily Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area.

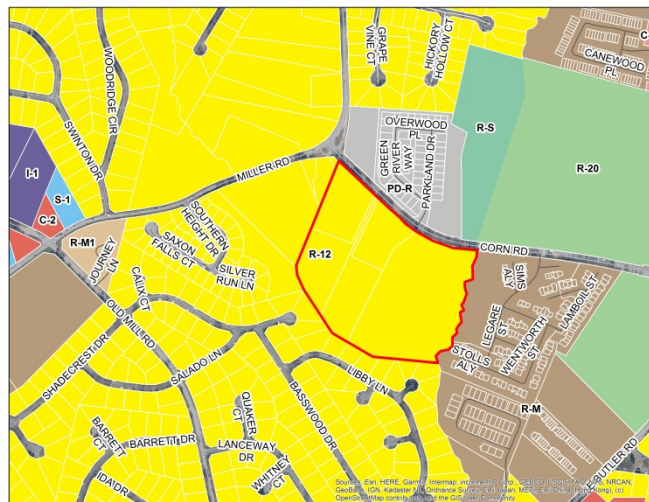
**STAFF RECOMMENDATION:** Based on these reasons, staff recommends approval of the requested rezoning to R-M12, Multifamily Residential. The Planning Commission recommended approval.

**MOTION:** By Ms. Norris to approve CZ-2021-34. The motion carried unanimously by voice vote.





Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map

Mr. Henderson presented the following;

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

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2021-35

**APPLICANT:** Paul Harrison of Bluewater Civil Engineering  
 for Julia Louise Barker, Linda Marilyn Howard,  
 and Gail Elizabeth Tucker, Frank J. Ayers, III &  
 Carol B. Ayers

**PROPERTY LOCATION:** Michelin Road

**PIN/TMS#(s):** 0593030101104 and 0593030101105

**EXISTING ZONING:** R-S, Residential Suburban District

**REQUESTED ZONING:** R-15, Single-Family Residential District

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

**ACREAGE:** 40.1

**COUNCIL DISTRICT:** 25 – Fant

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

**EXISTING LAND USE:** Vacant land

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	I-1	Industrial
East	R-12	Single-family residential, vacant land
South	R-S	Single-family residential
West	I-1, R-S	Industrial, industrial vacant land, agriculture

**WATER AVAILABILITY:** 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 *Industrial*.  
\*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY  
PLANS:**

The subject property is a part of the South Greenville Area Plan.

**DENSITY WORKSHEET:**

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

	<b>Zoning</b>	<b>Zoning Density</b>	<b>Acres</b>	<b>Total Units</b>
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	<i>40.1</i>	<i>68 units</i>
Requested	<i>R-15</i>	<i>2.9 units/acre</i>		<i>116 units</i>

A successful rezoning would allow for 48 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Michelin Road is a two-lane State-maintained collector road. The parcel has approximately 2,419 feet of frontage along Michelin Road. The parcel is approximately 0.5 miles southeast of the intersection of Antioch Church Road and Michelin Road. The property is not along a bus route. There are also no sidewalks in the area.

There are no traffic counts in the immediate area.

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is present on the site. If development is proposed in the floodplain, an engineer is required to determine the floodway to ensure there are no encroachments. All proposed work adjacent or within the floodplain requires a floodplain permit. All new structures must have the lowest floor, including utilities, elevated at least four feet above the base flood elevation. There are no known historic or cultural resources on the site. No school is located within one mile of the site.

**CONCLUSION:**

The subject parcel, zoned R-S, Residential Suburban, is located along Michelin Road, a two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to R-15, Single-family Residential would be consistent with the surrounding land uses and residential density in the area and would not have an adverse impact on this area.

**STAFF RECOMMENDATION:**

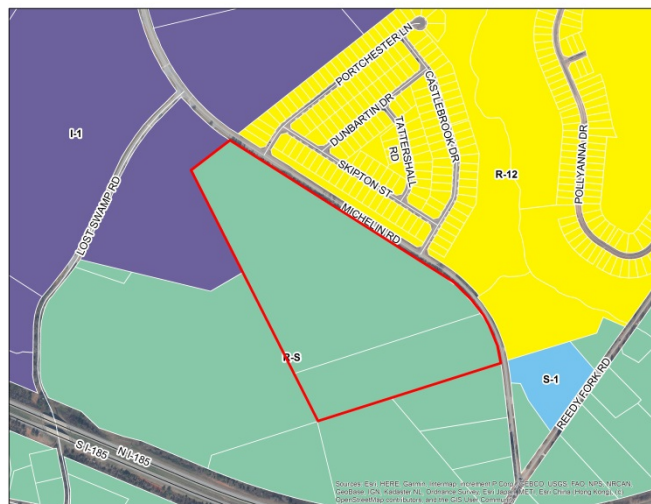
Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-family Residential. The Planning Commission recommended approval.

**MOTION:**

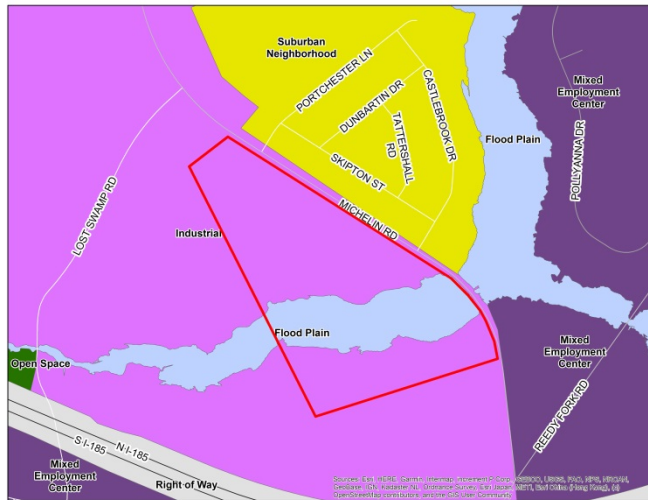
By Mr. Barnes to approve CZ-2021-35. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Mr. Henderson presented the following:

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

**FROM:** Austin Lovelace, Principal Planner

**RE:** CZ-2021-38

**APPLICANT:** Alexander Zuentd for Zuentd Engineering, LLC  
for Kamlesh Patel

**PROPERTY LOCATION:** W. Georgia Road and Sullivan Road

**PIN/TMS#(s):** 0584010102900, 0584010102901,  
0584010102903 and 0584010102906

**EXISTING ZONING:** C-3, Commercial District, R-S, Residential  
Suburban District and S-1, Services District

**REQUESTED ZONING:** FRD, Flexible Review District

**PROPOSED LAND USE:** Mixed-Use Development

**ACREAGE:** 7.55

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** These parcels were originally zoned R-S, Residential Suburban in December 1994 as part of Area 10. There have been two successful rezoning requests for TMN 0584010102901: CZ-2003-11, from R-S, Residential Suburban to S-1, Services; and CZ-2006-053, from S-1, Services to C-3, Commercial. There has been one successful rezoning request for TMN 0584010102906: CZ-2003-072, from R-S, Residential Suburban to S-1, Services.

**EXISTING LAND USE:** Residential vacant land, auto service facility, single-family residence, commercial vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-family residences, office
East	S-1, R-12	Warehousing, single-family residential
South	R-12	Residential vacant land
West	R-S	Residential vacant land

**WATER AVAILABILITY:** 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 Rural Living. **\*\*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.

**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-3, S-1, & R-S	5.7 units/acre	7.55	43 units
Requested	FRD	8.6 units/acre		65 units

A successful rezoning would allow for 22 more dwelling units than is allowed under the current zoning.



**ROADS AND TRAFFIC:**

West Georgia Road is a two-lane State-maintained arterial road. The parcel has approximately 543 feet of frontage along West Georgia Road. Sullivan Road is a two-lane County-maintained collector road. The parcel has approximately 645 feet of frontage along Sullivan Road. The parcel is approximately 0.67 miles east of the intersection of Fork Shoals Road and West Georgia Road. The property is not along a bus route. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019
West Georgia Road	16,243' E	14,000	12,400 - 12.9%	19,000 +53.2%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. One school is located within one mile of the site: Brashier Middle School.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing a mixed-use development. The site consists of four parcels consisting of 7.55 acres that will feature: commercial retail along West Georgia Road and at the intersection of West Georgia Road and Sullivan Road; and townhomes on the remaining 2.98 acres.

**Proposed Land Uses:**

The intended uses for the site are to include: commercial retail, townhomes, and all uses permitted in C-3, Commercial and R-MA, Multifamily Residential.

**ARCHITECTURAL DESIGN:**

The applicant states that the townhomes will be constructed by a national builder and will be similar to other townhomes being constructed in the area. Construction will be typical wood frame construction with cement fiber, stone, brick, or vinyl exterior. The gas station and convenience store will be constructed with steel framing and a stone and cement fiber exterior.

**Access and Parking:**

The site is accessed on West Georgia Road and Sullivan Road via newly proposed roads. Access on West Georgia Road will be at the signalized intersection at Holcombe Road. Access to Sullivan Road will be approximately 500 feet south of the intersection of West Georgia Road.

**Landscaping and Buffering:**

The applicant states that a 12.5 foot landscape buffer with continuous evergreen species screening will be provided where the development adjoins residential properties.

**Signage and Lighting:**

The applicant states that monument signage is proposed for the project. Internal site lighting is proposed for the site.

**CONCLUSION:**

The subject parcels, zoned C-3, Commercial, R-S, Residential Suburban, and S-1, Services, are located along West Georgia Road, a two-lane State-maintained arterial road, and Sullivan Road, a two lane State-maintained collector road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District would allow for commercial development along West Georgia Road in conjunction with additional residential units at a greater density than allowed under the current zoning, would be consistent with much of the residential density in the area, and would not have an adverse impact on this area.

The development would have to meet the following conditions:

1. Submit revised comments and plans in accordance with the Memo on Comment Responses dated April 16, 2021;
2. Submit a site plan for review and approval prior to the issuance of any land development or building permits.

**STAFF**

**RECOMMENDATION:**

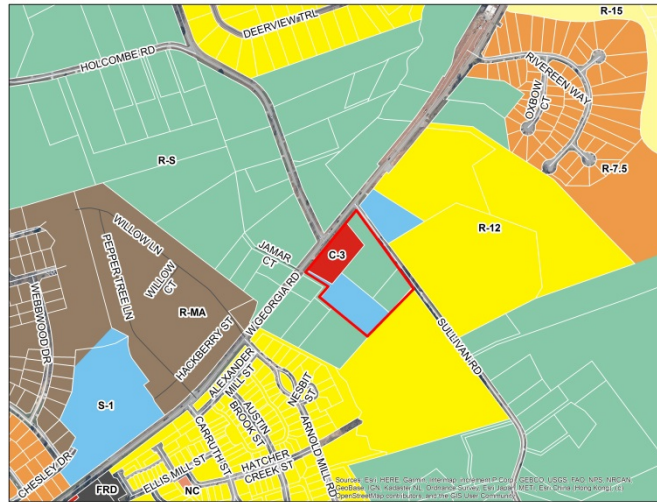
Based on these reasons, staff recommends approval of the requested rezoning to FRD, Flexible Review District with the aforementioned conditions. The Planning Commission recommended approval with conditions.

**MOTION:**

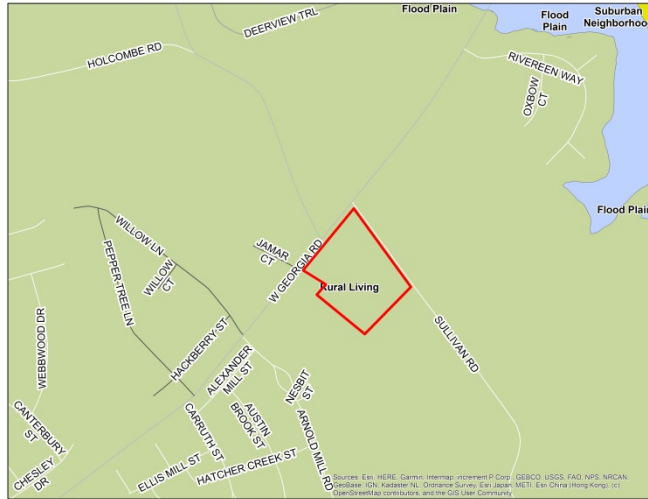
By Mr. Shaw to approve CZ-2021-38. The motion carried unanimously by voice vote.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map



South Greenville Area Plan, Future Land Use Map

Greenville County Land Development Division  
301 University Ridge  
Suite 3900  
Greenville, SC 29601

**RE: West Georgia and Sullivan  
File # CZ-2021-38**

Statement of Intent (SOI):

1. Provide development schedule; **Will be added to the SOI**
2. Differentiate commercial/residential in land use table to delineate density, height, and square footage per unit; **Added to the table to show the density, height and square footage.**
3. Provide site lighting type and dimensions; **Updated to show type of lighting and pole dimensions**
4. Provide density table; **Added to the table to show the density, height and square footage.**
5. Provide architectural materials/style for existing convenience store; **There is no existing convenience store. Any existing structure will be demolished.**
6. Clarify whether each residence/townhome will be subdivided to form its own parcel; **Each townhome will be subdivided to form its own parcel.**
7. Specify that no development can occur within buffer/perimeter setbacks; **Updated**
8. Include screening type of detention pond. **Updated**

Page 5

1. Capitalize “water” in Greenville Water; **Updated**

Page 21

1. Provide Lighting Plan as mentioned in SOI. Additionally, clarify “Appendix C” and “Exhibit C” as both reference Lighting Plan. **Changed to Exhibit ‘C’**

Will Serve Letters:

1. Provide signatures on all utility letters. **Added**

Natural Resource Inventory (NRI):

1. No comments.

Preliminary Development Plan (PDP):

1. Provide square footage of existing nonresidential use(s); **Square Footage added to all non residential buildings**
2. Provide parking space calculations per use; **Parking calcs added**
3. Provide drive aisle dimensions (width); **Dimensions added.**
4. Indicate location of ADA spaces for proposed parking area, which must be 9 ft x 20ft; **One ADA space added.**
5. Indicate traffic circulation throughout site; **Traffic arrows added through the site.**

6. Indicate location(s) of proposed monument signage. **Monument signs added.**

Site Plan:

1. Provide illustrated site plan as indicated in SOI; **Only one site plan added.**
2. Label existing sidewalks and provide dimensions and connections to proposed sidewalks; **No existing or proposed sidewalk**
3. Label existing roads; **Existing roads labeled**
4. Provide parking space calculations per use; **Parking calcs added**
5. Provide parking space dimensions (width and depth); **Parking dimensions added**
6. Indicate location of ADA spaces for proposed parking area; **One ADA space added.**
7. Indicate traffic circulation throughout site; **Traffic arrows added through the site.**
8. Indicate location(s) of proposed monument signage. **Monument signs added.**
9. Indicate how they can meet parking reduction for existing convenience store; **No reduction used.**
10. Is there any access to the out parcel? **Site has been reconfigured.**
11. If the intent is to not subdivide individual parcels, then they are apartments. Please include parking table with visitor parking and provide bedroom counts; if townhomes, then they have to be built to county standards without parking on the road. **Each townhome will be subdivided to form its own parcel.**
12. All buildings must be on setback line. This design is not allowing for any covered patio in yard, etc. **The building footprint included patios.**

Sincerely,

Alexander Zuendt, PE

**Chairman Dill read the results of the ballot vote for Board of Zoning Appeals. Nominations were: Teresa Barber (D. 27), Ben Carper (D. 25), Paul Hamilton (D. 18), Kenneth Matesevac (D. 20) and Michelle Shuman (D. 22).**

**MOTION: By Mr. Barnes to send the five individuals ( Teresa Barber, Ben Carper, Paul Hamilton, Kenneth Matesevac and Michelle Shuman) nominated to fill the five vacancies on the Board of Zoning Appeals to full Council. The motion carried unanimously by voice vote.**

**UPDATE TO THE FIVE FORKS AREA PLAN**

Tyler Stone, Long Range Planning Manager addressed the Committee members with a PowerPoint presentation outlining the work staff had done with the citizens of the Five Forks area over the last three years in making a guide for their community. He stated since beginning there had been four community meetings, six committee meetings, more than 8 committee work sessions, distributed two surveys, fifteen drafts and this vision. Mr. Stone explained what the citizens would like to see within their area, the improvements and future expectations. He showed a future land use map, explained where in the plan an implementation guide could be found. Each Committee member was given a hard copy of the plan. Mr. Stone asked the Committee to initiate the process to amend the Comprehensive Plan to include the Five Forks Area Plan.

Mr. Harrison recognized the staff and community for the work that was done on the plan. He had attended several meetings and saw the work that has been put into the plan.

**MOTION: By Mr. Harrison, to initiate the process of amending the Comprehensive Plan to include the Five Forks Area Plan and forward to a Public Hearing. The motion carried unanimously by voice vote.**

**ORDINANCE TO AMEND THE GREENVILLE COUNTY LAND DEVELOPMENT REGULATIONS TO INCLUDE PROVISIONS FOR REGULATIONS OF TINY HOMES**

Rashida Jeffers-Campbell addressed the Committee members with a PowerPoint presentation on an amendment to the Land Development Regulations to include Provisions for regulations of tiny homes. She went over what a tiny home was a dwelling that is 400 square feet or less in floor area excluding loft. Also any building that contains either one or two dwelling units used/intended or designed to be built, used rented, leased, let or hired out to be occupied, or that are occupied for living purposes. She stated tiny houses are permitted within planned residential developments, in a pocket neighborhood setting with individually owned fee simple lots in the unzoned area. Tiny house subdivisions in the zoned area of the county would follow the FRD, Flexible Review District guidelines and requirements of the zoning ordinance. She stated this ordinance was not inclusive of recreational vehicles, park models, campers or other seasonal use designs that are regulated by the Recreational Vehicle Industry Association. Ms. Jeffers-Campbell explained a pocket neighborhood as a type of planned community that consists of a grouping of smaller residents often around a courtyard or common garden, designed to promote a close knit sense of community and

neighborliness with an increased level of contact. She went over the design standards and provided some illustrations of developments and went over lot sizes as well as set backs,buffer requirements, parking and lighting. Ms. Jeffers-Campbell also explained the approval process.

Mr. Harrison complimented Ms. Jeffers-Campbell on the presentation.

Mr. Shaw asked if this was a model ordinance and if this has been seen in use other places.

Ms. Jeffers-Campbell stated this was somewhat mimicked of what some of the other communities have done.

Mr. Shaw stated any time he had seen sidewalks, encouraging people to walk, there would always be people parking and blocking the sidewalk. He asked if she could investigate communities that have had only street parking. Use the land to make the street wider and park the cars on the street making the sidewalks in the pocket a lot easier to use.

Ms. Jeffers-Campbell stated that could be looked into.

**MOTION:** By Mr. Harrison to send the Ordinance to amend the Greenville County Land Development Regulations to Include Provision for Regulations of Tiny Homes. The motion carried unanimously by voice vote.

**ADJOURNMENT**

**MOTION:** By Mr. Barnes to adjourn. Without objection Chairman Dill adjourned the meeting at 5:55 p.m.

Respectfully submitted

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Recording Secretary