

**Zoning Docket from November 14, 2022 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2022-100	Norman Paul Poteet of Surge Development for Nickie Petratos, Susanna Petratos, Tommy Petratos, Violet Chatos, Stamatoula Allen, Pamela Thomas, Anastasia C. Pickell, Sofia Chatos, and Tommy Chatos Poinsett Highway and Duncan Chapel Rd., Greenville, SC 29617 0435000102201, 0435000102200, 0435000102600, 0435000102700, and 0435000101100 R-10, Single-family Residential District to FRD, Flexible Review District	19	Approval with Condition	Approval with Condition		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 14, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Property is split zoned</li> <li>• Develop all parcels with one development</li> <li>• Proposing to minimize the impact on the residents along Duncan Chapel Rd.</li> <li>• There will not be an access along Duncan Chapel Rd.</li> <li>• Proposing 72 total units but will not be developing on the parcel that is currently zoned R-10, Single-Family Residential District</li> <li>• Traffic Impact Study was not required by SCDOT, but the developer has proposed to SCDOT to install some decelerate lanes</li> <li>• The apartments will be market rate and will not be subsidized or student housing</li> <li>• Apartments will be three story buildings</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Citizen</p> <ul style="list-style-type: none"> <li>• Family has lived in this area for the last 36 years</li> <li>• This area has become high in apartments over the years</li> <li>• This stretch of Hwy. 276 is dangerous</li> <li>• Concerned with the speed limit of this area that is 45 mph and the proposed development will require people turning into the proposed development to cross two lanes of traffic</li> <li>• Discussed issues with the utility connectivity do Duncan Chapel Rd.</li> <li>• Would like assurance that the fence within the buffer is installed and maintained</li> </ul>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> Petition – 50</p>

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	<p>2) Citizen</p> <ul style="list-style-type: none"> <li>• Lives near the subject property</li> <li>• Concerned with the parcel that is part of the development on Duncan Chapel Rd.</li> </ul> <p><b>List of meetings with staff: 6-23-22</b></p>	
<p><b>Staff Report</b></p>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>• The subject parcel is 6.166 acres</li> <li>• The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Mixed Use Corridor and Traditional Neighborhood</i>.</li> <li>• Poinsett Highway is a five-lane State-maintained arterial road and the parcels have approximately 824 feet of frontage along Poinsett Highway. Duncan Chapel Road is a two-lane State-maintained residential road and the parcels have approximately 70 feet of frontage along Duncan Chapel Road. The properties are located approximately 0.03 miles north of the intersection of New Perry Road and Poinsett Highway. Bus Route 503 is located at the intersection of New Perry Road and Poinsett Highway. There are no sidewalks in the area.</li> <li>• Floodplain is not present on the overall site. There are no known historic or cultural resources on the site. Duncan Chapel Elementary and Holmes Bible College are located within one mile of the site.</li> <li>• The applicant is proposing a maximum of 72 stacked apartment units.</li> </ul> <p><b>PROJECT INFORMATION:</b> The applicant is proposing a maximum of 72 stacked apartment units. The site consists of five parcels and is 6.166 acres.</p> <p><b>Proposed Land Uses:</b> The intended use for the site is multi-family residential.</p> <p><b>ARCHITECTURAL DESIGN</b> The applicant states that the buildings will include brick veneer on the first floor with additional materials including fiber cement lap siding, fiber cement panel siding, and fiber cement trim boards. There will be architectural roof shingles with standing seam metal roof accents. Windows and doors will be black vinyl.</p> <p><b>Access and Parking:</b> The site is accessed from one location on Poinsett Highway. Parking will meet the requirements of the Zoning Ordinance.</p> <p><b>Landscaping and Buffering:</b> The applicant states that landscaping will comply with the Zoning Ordinance. An exterior property buffer of 20 feet will be provided.</p> <p><b>Signage and Lighting:</b> The applicant states that signage and lighting will comply with the Greenville County Zoning Ordinance.</p> <p><b>CONCLUSION and RECOMMENDATION:</b> The subject parcels, zoned C-1, Commercial and R-10, Single-Family Residential are located along Poinsett Highway, a five-lane State-maintained arterial road Duncan Chapel Road, a two-lane State maintained residential road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow for a maximum of 72 multifamily residential units is consistent with surrounding land uses and the Future Land Use designated by the <u>Plan Greenville County</u> Comprehensive Plan.</p>	

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The development would have to meet the following conditions:

1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

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



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

**FROM:** Lisa Mann, Planner II

**RE:** CZ-2022-100

**APPLICANT:** Paul Norman Poteet of Surge Development for Nickie Petratos, Susanna Petratos, Tommy Petratos, Violet Chatos, Stamatoula Allen, Pamela Thomas, Anastasia C. Pickell, Sofia Chatos, and Tommy Chatos

**PROPERTY LOCATION:** Poinsett Hwy. and Duncan Chapel Rd., Greenville, SC 29617

**PIN/TMS#(s):** 0435000101100, 0435000102201, 0435000102200, 0435000102600, & 0435000102700

**EXISTING ZONING:** C-1, Commercial District and R-10, Single-Family Residential District

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

**PROPOSED LAND USE:** Multifamily Residential

**ACREAGE:** 6.166

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** Parcels 0435000102201 and 0435000102200 were initially zoned C-1, Commercial District in April 1972 as part of Area 3.

Parcels 0435000102600, 0435000102700, and 0435000101100 were initially zoned R-10, Single-Family Residential District in April 1972 as part of Area 3. Docket CZ-2006-049 was a request to rezone these parcels to C-1, Commercial District. The request was approved for parcels 0435000102600 and 0435000102700, which were rezoned to C-1, Commercial. The request was denied for parcel 0435000101100, which remains R-10, Single-Family Residential. There have been no other rezoning requests for these parcels.

**EXISTING LAND USE:** Vacant land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10, PD	Single-Family Residential, Vacant
East	PD	Vacant
South	C-1	Restaurant
West	R-10	Single-Family Residential

**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 *Mixed Use Corridor* and *Traditional 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	C-1	12 units/acre (5.2)	6.166	66 units
	R-10	4.4 units/acre (0.96)		
Requested	FRD	12 units/acre		72 units

A successful rezoning would allow for 6 more dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:**

Poinsett Highway is a five-lane State-maintained arterial road and the parcels have approximately 824 feet of frontage along Poinsett Highway. Duncan Chapel Road is a two-lane State-maintained residential road and the parcels have approximately 70 feet of frontage along Duncan Chapel Road. The properties are located approximately 0.03 miles north of the intersection of New Perry Road and Poinsett Highway. Bus Route 503 is located at the intersection of New Perry Road and Poinsett Highway. There are no sidewalks in the area.

Location of Traffic Count	Distance to Site	2013	2016	2019
Poinsett Highway	2,552'	16,900	22,100 +30.1%	24,200 +9.5%

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. Duncan Chapel Elementary and Holmes Bible College are located within one mile of the site.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing a maximum of 72 stacked apartment units. The site consists of five parcels and 6.166 acres.

**Proposed Land Uses:**

The intended use for the site is multifamily residential units.

**ARCHITECTURAL DESIGN:**

The applicant states that the buildings will include brick veneer on the first floor with additional materials including fiber cement lap siding, fiber cement panel siding, and fiber cement trim boards. There will be architectural roof shingles with standing seam metal roof accents. Windows and doors will be black vinyl.

**Access and Parking:**

The site is accessed from one location on Poinsett Highway. Parking will meet the requirements of the Zoning Ordinance. 12 garage parking spaces are included in the proposal.

**Landscaping and Buffering:**

The applicant states that landscaping will comply with the Zoning Ordinance. An exterior property buffer of 20 feet will be provided.

**Signage and Lighting:**

The applicant states that signage and lighting will comply with the Greenville County Zoning Ordinance.

**CONCLUSION:**

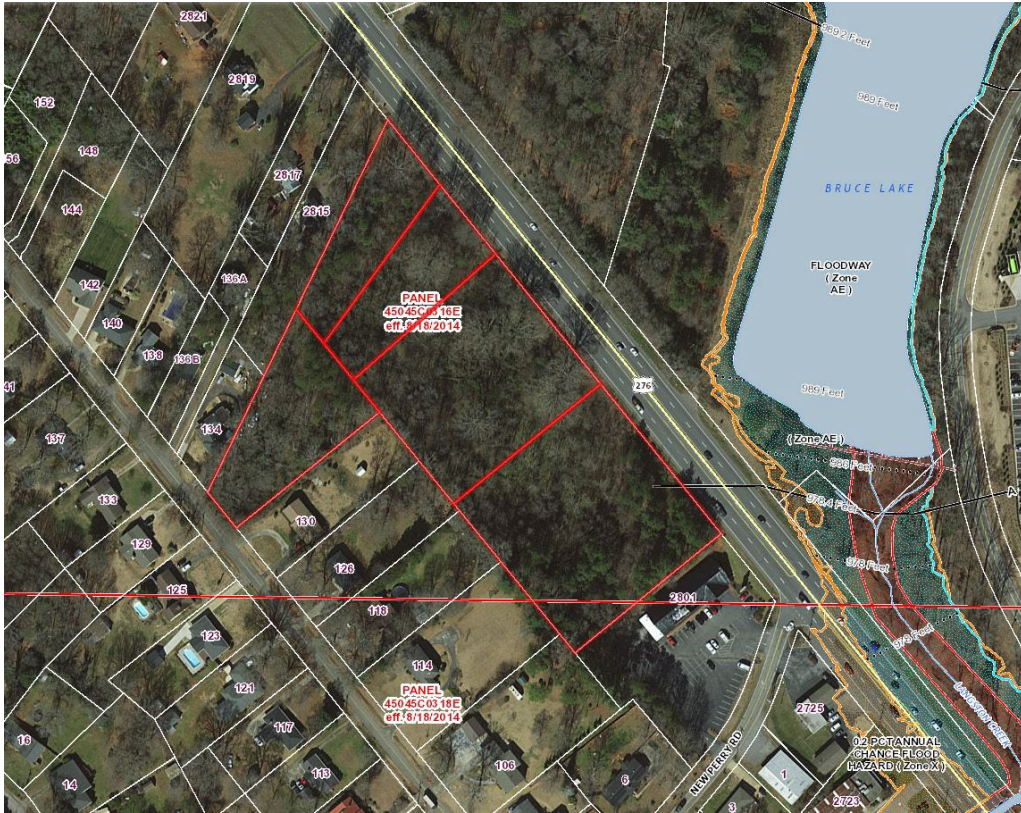
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The development would have to meet the following condition:

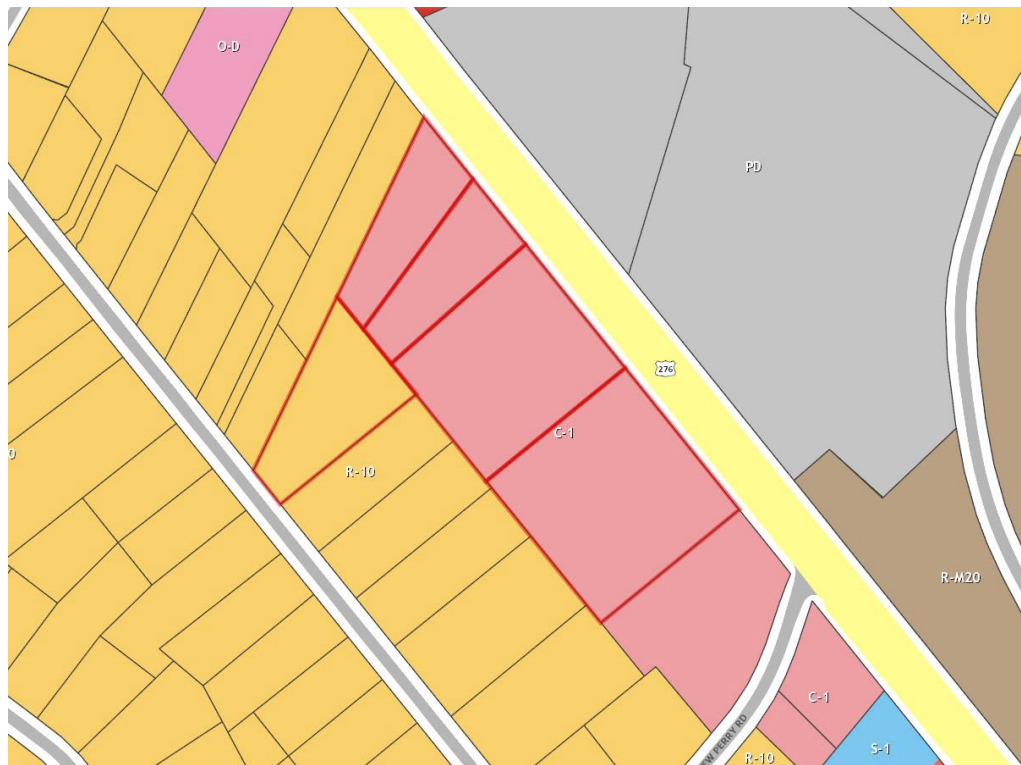
1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

**STAFF****RECOMMENDATION:**

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

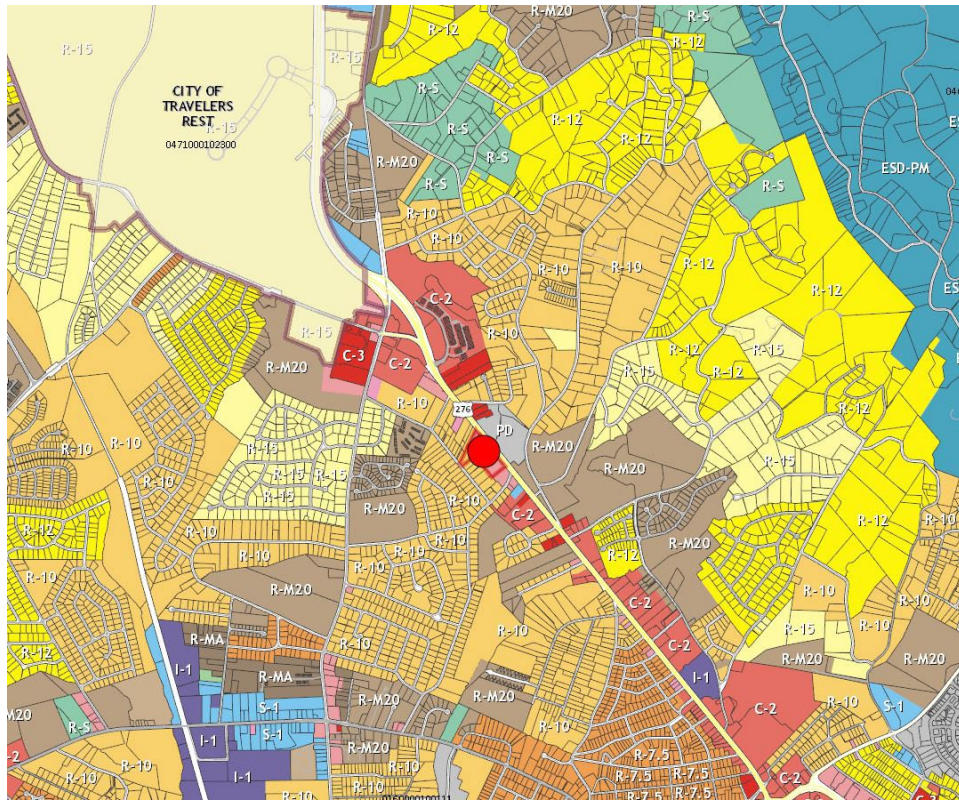


Aerial Photography, 2022

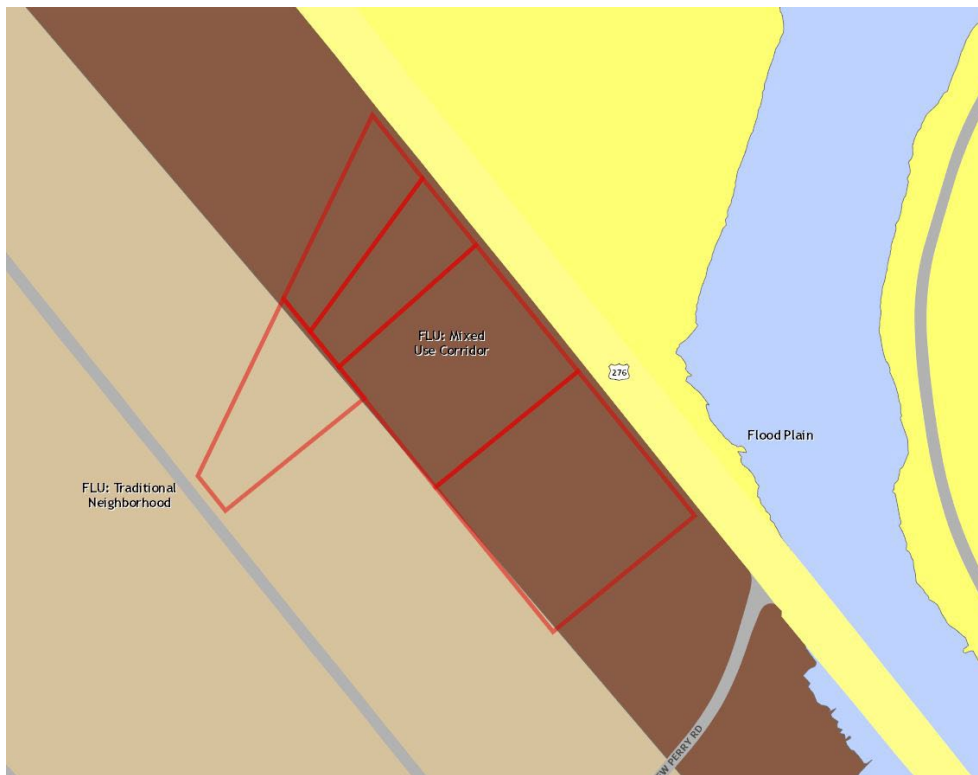


Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map