

## Zoning Docket from August 19<sup>th</sup>, 2024 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
<b>CZ-2024-050</b>	Melissa Halliburton of Swamp Rabbit Investments, LLC 2 Fisher Rd. & Shady Ln., Greenville, SC 29615 0540020100806 R-20, Single-Family Residential District to FRD, Flexible Review District	22	Approval with condition	Approval with condition 8/28/24		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2024 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>This is the former Michelin French school that opened in the '80's.</li> <li>Only proposes one use of being a daycare which is similar in nature with the previous use</li> <li>Traffic Impact Analysis has been submitted for review</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b></p> <p><u>Against:</u></p>
<b>Staff Report</b>	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately 4.49 acres.</li> <li>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans.</li> <li>Fisher Road is a two-lane County-maintained residential road. The parcel has approximately 597 feet of frontage along Fisher Road. Shady Lane is a two-lane County-maintained residential road. The parcel has approximately 35 feet of frontage along Shady Lane. The parcel is approximately .47 miles southeast of the intersection of Mitchell Road and East North Street. The property is not along a bus route and there are no sidewalks located along the parcel.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site; Mitchell Road Elementary &amp; Pelham Road Elementary.</li> <li>The applicant is requesting to rezone the property to FRD, Flexible Review District. The applicant is proposing a Day Care Center</li> </ul> <p><b>Project Information:</b> The property currently has an existing +/- 12,716 square foot building, 23 space parking lot, accessory structure and small basketball court. Previous use included the Michelin French School. The applicant is proposing a building use change to a day care center.</p> <p><b>Proposed Land Uses:</b> The only proposed permitted use for the site is a day care center with a maximum building footprint</p>					

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of 13,000 square feet. There is no residential density proposed for the development.

### **Architectural Design:**

The applicant states and shows within the Statement of Intent the existing building exterior materials including brick façade, columns, wood plank siding, and asphalt roof shingles. The existing building may be painted to match existing color tones of the neighborhood with no loud exterior paint colors permitted.

### **Access and Parking:**

The site is currently accessed on Fisher Road and no changes to access are proposed. The current Zoning Ordinance requires four spaces per 1,000 square feet of floor area for a Day Care Center. The current size of the building would require 51 parking spaces. The site currently has 23 parking spaces and the applicant is proposing no additional parking spaces at this time. The applicant has requested a site-specific parking requirement of three spaces per 1,000 square feet of floor area. If the structure increases to the proposed maximum allowance of 13,000 square feet an additional 16 parking spaces would be required and allowed.

### **Landscaping and Buffering:**

The applicant is proposing to maintain a 25' undisturbed landscape and screening buffer around the perimeter of the property. All existing trees are proposed to be maintained within the buffer. If an expansion occurs in the future; the development will adhere to the Greenville County Tree Ordinance. The development will also adhere to HVAC/Mechanical Screening requirements from Greenville County Land Development Regulations.

### **Signage and Lighting:**

All future signage is proposed to comply with the Greenville County Sign Ordinance and Greenville County Zoning Ordinance Section 12:1.2. There is existing lighting on site. No new site lighting is proposed at this time and any future site lighting will comply with Greenville County Zoning Ordinance Section 12:1.1 & Greenville County Land Development Regulations.

### **CONCLUSION and RECOMMENDATION:**

The subject parcel, zoned R-20, Single-Family Residential District is located along Fisher Road, a two-lane County-maintained residential road and Shady Lane, a two-lane County-maintained residential road. Staff is of the opinion that a successful rezoning to FRD, Flexible Review District to allow a Day Care Center would not create an adverse impact on surrounding properties. Additionally, the development has proposed a larger landscape buffer than would be required in a standard Zoning District and is seeking to revise the required parking calculations to help mitigate any future disturbance on the property.

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.

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



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

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

**FROM:** Kelsey Mulherin, Planner II

**RE:** CZ-2024-050

**APPLICANT:** Melissa Halliburton of Swamp Rabbit Investments, LLC

**PROPERTY LOCATION:** 2 Fisher Rd. & Shady Ln., Greenville, SC 29615

**PIN/TMS#(s):** 0540020100806

**EXISTING ZONING:** R-20, Single-Family Residential District

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

**PROPOSED LAND USE:** Day Care Center

**ACREAGE:** 4.49

**COUNCIL DISTRICT:** 22 – Tzouvelekas

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential District in May 1970 as part of Area 1. There have been no other rezoning requests.

**EXISTING LAND USE:** Vacant Structure

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	Single-Family Residential
East	R-20	Religious Facility
South	R-20	Single-Family Residential
West	R-M20 & R-20	Multifamily & Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro District – Sewer is Accessible via an existing private pump station

**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 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-20	2.2 units/acre	4.49	9 units
Requested	FRD	N/A		0 units

A successful rezoning would allow for no more dwelling units than is allowed under the current zoning. The current proposed Flexible Review District does not include any residential units.

**ROADS AND TRAFFIC:**

Fisher Road is a two-lane County-maintained residential road. The parcel has approximately 597 feet of frontage along Fisher Road. Shady Lane is a two-lane County-maintained residential road. The parcel has approximately 35 feet of frontage along Shady Lane. The parcel is approximately .47 miles southeast of the intersection of Mitchell Road and East North Street. The property is not along a bus route and there are no sidewalks located along the parcel.

**CULTURAL AND  
ENVIRONMENTAL:**

***There are no traffic counts that pass directly by the parcel.***

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are two schools located within one mile of the site; Mitchell Road Elementary & Pelham Road Elementary.

**REVIEW DISTRICT DETAILS:****Project Information:**

The property currently has an existing +/- 12,716 square foot building, 23 space parking lot, accessory structure and small basketball court. Previous use included the Michelin French School. The applicant is proposing a building use change to a day care center.

**Proposed Land Uses:**

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**Architectural Design:**

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**CONCLUSION:**

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The development would have to meet the following condition:

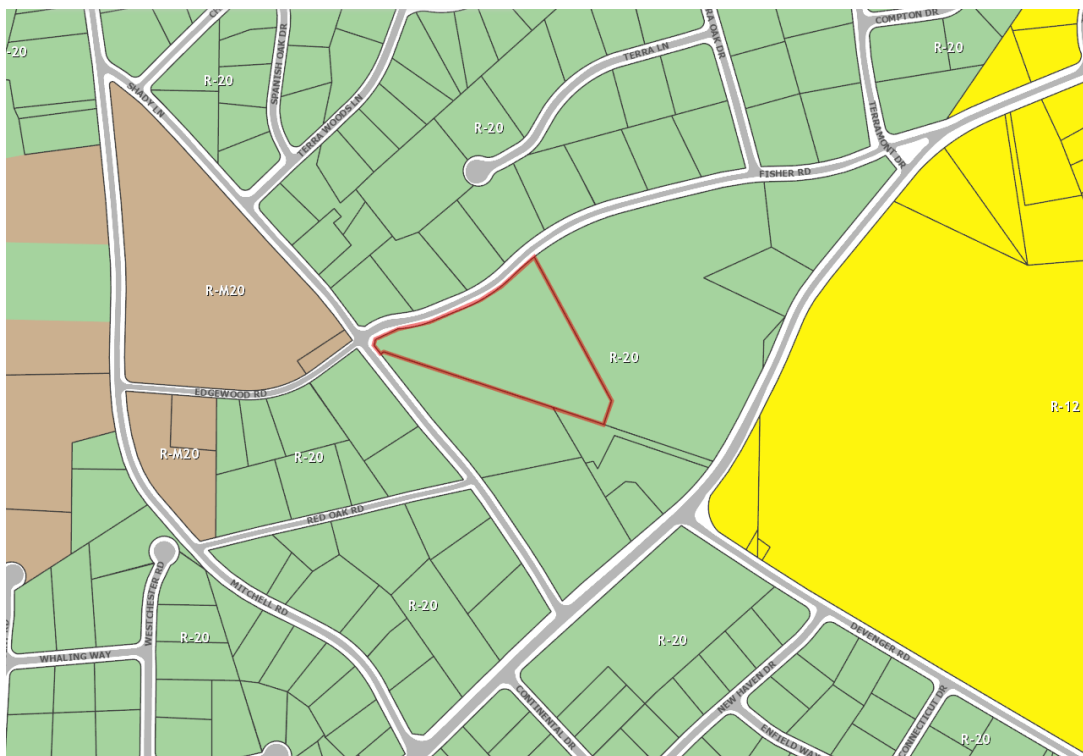
1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

**STAFF****RECOMMENDATION:**

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

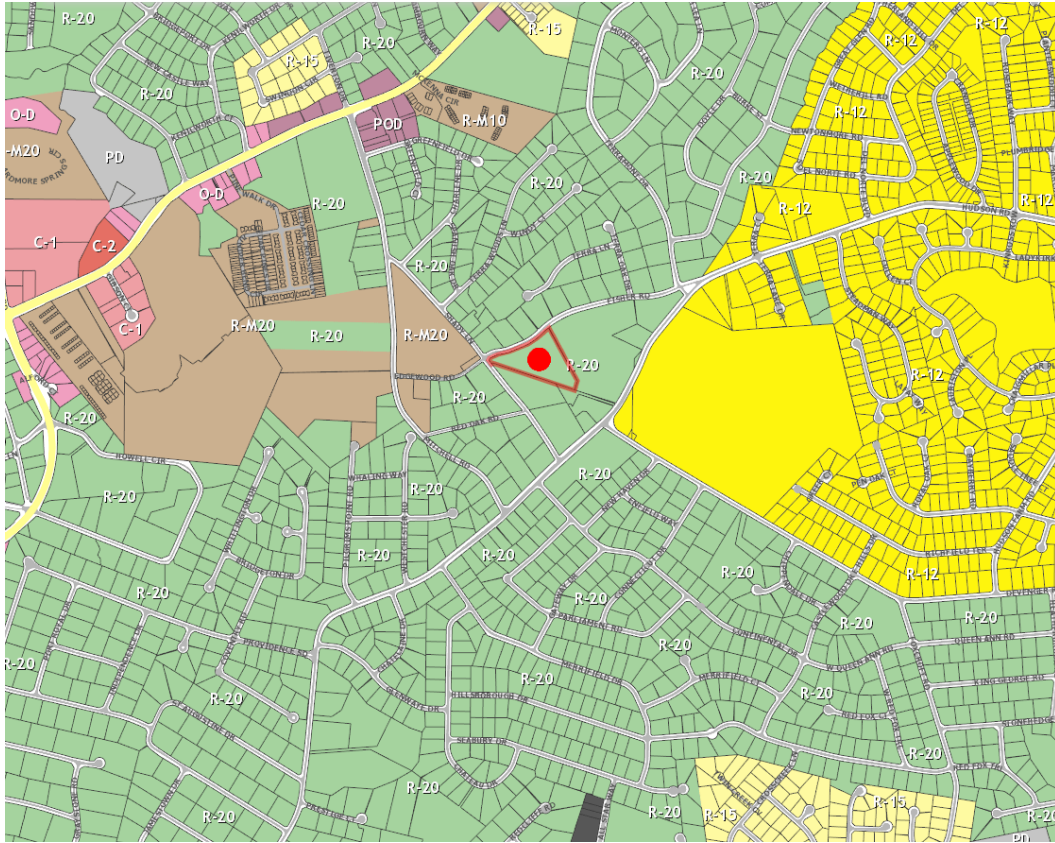


Aerial Photography, 2024

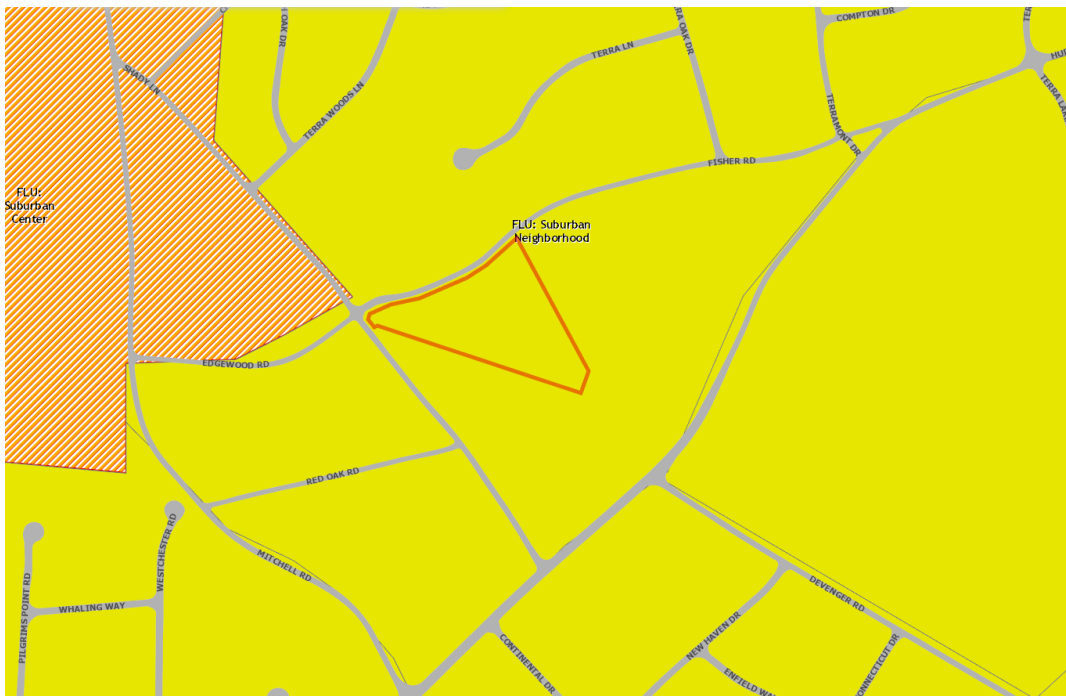


Zoning Map, Zoomed In





Zoning Map, Zoomed Out



Plan Greenville County, Future Land Use Map