

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2024-052	William G. White of Grace Community Church for Sh1 Pelham Propco, LLC 2004 and 2006 Pelham Rd. and Blacks Dr., Greenville, SC 29615 0540040100803 PD, Planned Development District to PD-MC, Planned Development District – Major Change	22	Approval with condition	Approval with condition 8/28/24		
Public Comments	<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>Over the past few years, their church has become more involved with affordable housing</li> <li>Purchased the dorms from Greenville Tech for affordable housing</li> <li>Would like to use part of the property for office space and the remainder will be used for affordable housing for adults with special needs</li> <li>Remain aware that this site will be reused for a wider array of individuals</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><u>Petition/Letter For:</u></p> <p><u>Against:</u></p>
Staff Report	<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 7.85 acres.</li> <li>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use with a small portion as Suburban Neighborhood</i>. The subject property is not part of any areas or community plans.</li> <li>Pelham Road is a five to four-lane State-maintained arterial road and the parcel has approximately 555 feet of frontage along it. Blacks Drive is a three to two-lane State-maintained collector road and the parcel has approximately 600 feet of frontage along it. The parcel is located on the south-west corner of the intersection of Pelham Road and Blacks Drive. The property is not along a bus route. There are existing sidewalks along both sides of Pelham Road.</li> <li>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.</li> <li>The applicant is requesting to rezone the property to Planned Development District – Major Change. The applicant is proposing a Supportive Housing Facility &amp; General Office Space.</li> </ul> <p><b>Project Information:</b> The applicant is proposing to modify the permitted uses within the PD.</p>					

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

### **Proposed Land Uses:**

Currently the PD only allows for Assisted Living Units. Under the proposed change, Assisted Living would be redefined as Supportive Housing which would allow the care of a wider array of individuals. General Office is also proposed to accommodate the office staff of Grace Church.

### **Architectural Design:**

The applicant states that the existing architectural standards will remain, which includes wood and brick siding with metal accents. Of the existing 57,721 sf. of built square footage, up to 26,000 sf. would be converted for office use.

### **Access and Parking:**

There is an existing full-access entrance off of Pelham Road which will be converted to right-in right-out per SCDOT recommendation. There is a second full-access entrance off of Backs Drive. The median will be restriped to provide a left-turn lane for northbound traffic into the site. The applicant is proposing a new sidewalk along Blacks Drive connecting to the existing sidewalk along Pelham Road. 13 new parking spaces are proposed for the site, which would bring the total provided to 75.

### **Landscaping and Buffering:**

The applicant states that existing landscaping will remain, but will be supplemented. New understory trees will be installed along roadways to replace those removed by utility work. A 25' landscape buffer will be provided along the development boundaries.

### **Signage and Lighting:**

Signage would be modified from what was listed in the current PD Statement of Intent. Signage would now adhere to the Greenville County Sign Ordinance and follow the Grace Church brand manual.

### **CONCLUSION and RECOMMENDATION:**

The subject property, zoned PD, Planned Development District is located along Pelham Road, a five to four-lane State-maintained arterial road and Blacks Drive, a three to two-lane State-maintained collector road. Staff is of the opinion that a successful rezoning to PD-MC, Planned Development District – Major Change would allow the facility to continue serving its existing function of providing care for vulnerable individuals. The addition of office space to the permitted uses would also be consistent with the Plan Greenville County Comprehensive Plan designation of *Suburban Mixed-Use*, which lists office as a primary use type.

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 PD-MC, Planned Development District – Major Change.



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

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

**FROM:** Todd Baxley, Planner II

**RE:** CZ-2024-052

**APPLICANT:** William G. White of Grace Community Church for Sh1  
Pelham Propco, LLC

**PROPERTY LOCATION:** 2004 and 2006 Pelham Rd. and Blacks Dr., Greenville,  
SC 29615

**PIN/TMS#(s):** 0540040100803

**EXISTING ZONING:** PD, Planned Development District

**REQUESTED ZONING:** PD-MC, Planned Development District – Major Change

**PROPOSED LAND USE:** Supportive Housing & General Office

**ACREAGE:** 7.85

**COUNCIL DISTRICT:** 22 – Tzouvelekas

**ZONING HISTORY:** The property was originally zoned R-20, Single-Family Residential District in May, 1970 as part of Area 1. Zoning maps show that the property zoning changed from R-20 to R-15, Single-Family Residential District sometime between January 1976 and January 1981, but staff has been unable to locate a rezoning docket associated with this change. Docket CZ-1998-086 to rezone the property from R-15 to PD, Planned Development District was approved. There have been no other rezoning requests for the property.

**EXISTING LAND USE:** Assisted Living Facility

**AREA  
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	PD	Single-Family Residential
East	C-1, R-S	Commercial, Single-Family Residential
South	R-15	Single-Family Residential
West	R-15	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water – Annexation Covenant Required

**SEWER AVAILABILITY:** Metro District – Sewer is accessible

**PLAN GREENVILLE  
COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated primarily as *Suburban Mixed Use with a small portion 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	PD	12.6 units/acre	7.85	99 units
Requested	PD-MC	7 units/acre		55 units

A successful rezoning would not allow for 44 less dwelling units than is allowed under the current zoning.

**ROADS AND TRAFFIC:** Pelham Road is a five to four-lane State-maintained arterial road and the parcel has approximately 555 feet of frontage along it. Blacks Drive is a three to two-lane State-maintained collector road and the parcel has approximately 600 feet of frontage along it. The parcel is located on

the south-west corner of the intersection of Pelham Road and Blacks Drive. The property is not along a bus route. There are existing sidewalks along both sides of Pelham Road.

Location of Traffic Count	Distance to Site	2019	2021	2022
Pelham Road	6,935' W	21,100	18,100 -14.2%	19,900 +9.9%

**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.

**REVIEW DISTRICT DETAILS:**

**Project Information:**

The applicant is proposing to modify the permitted uses within the PD.

**Proposed Land Uses:**

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The development would have to meet the following conditions:

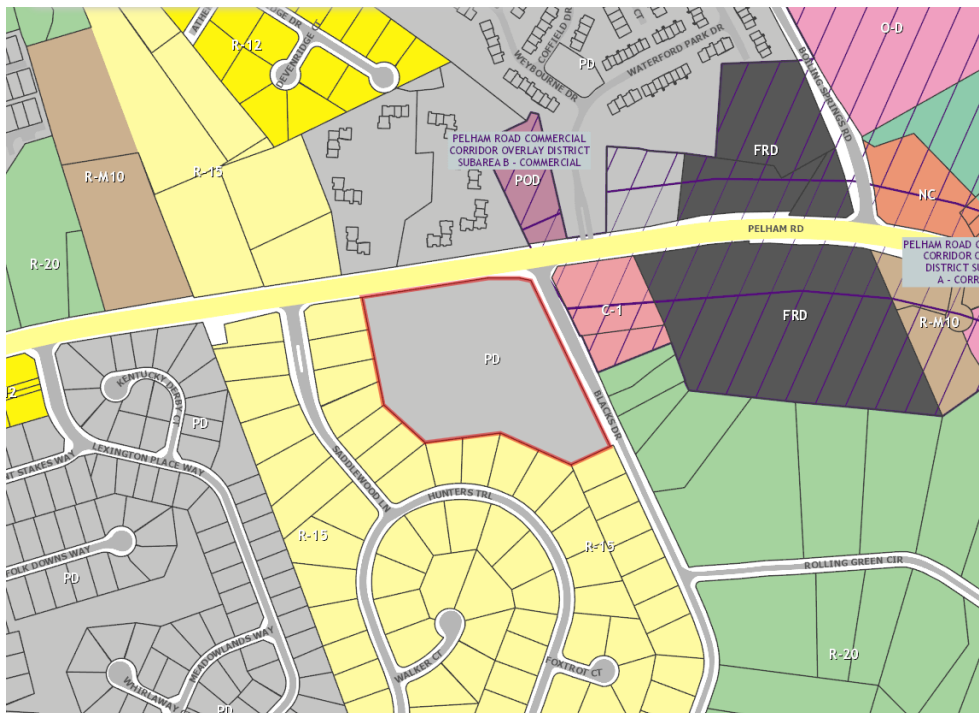
1. Submit a Final Development Plan for review and approval prior to the issuance of any land development or building permits.

**STAFF****RECOMMENDATION:**

Based on these reasons, staff recommends approval of the requested rezoning to PD-MC, Planned Development District – Major Change.

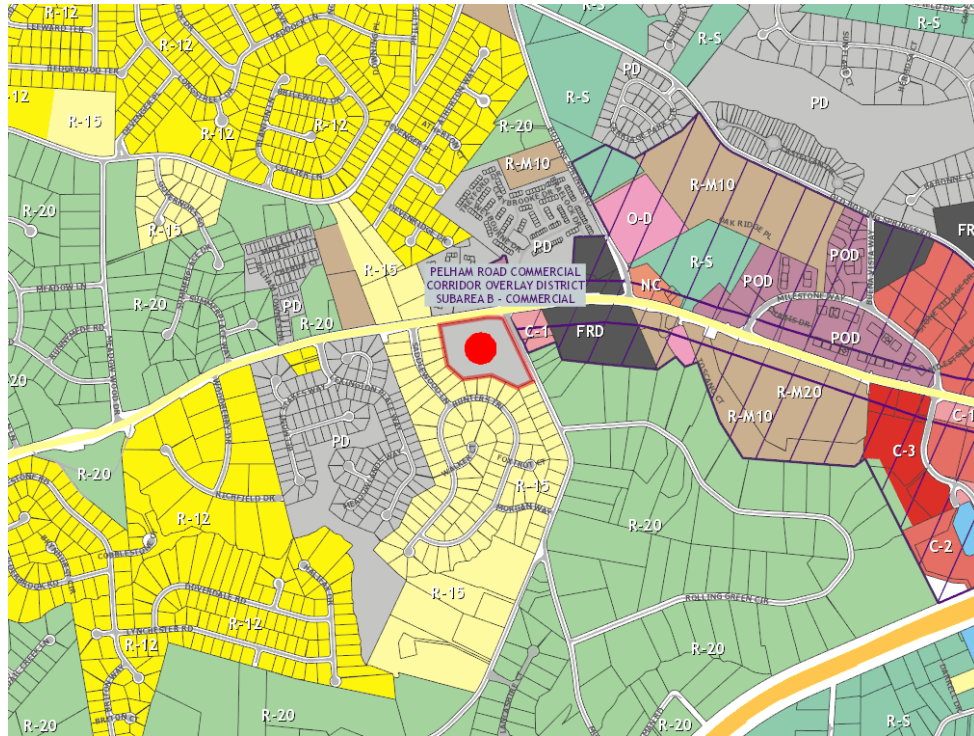


Aerial Photography, 2024

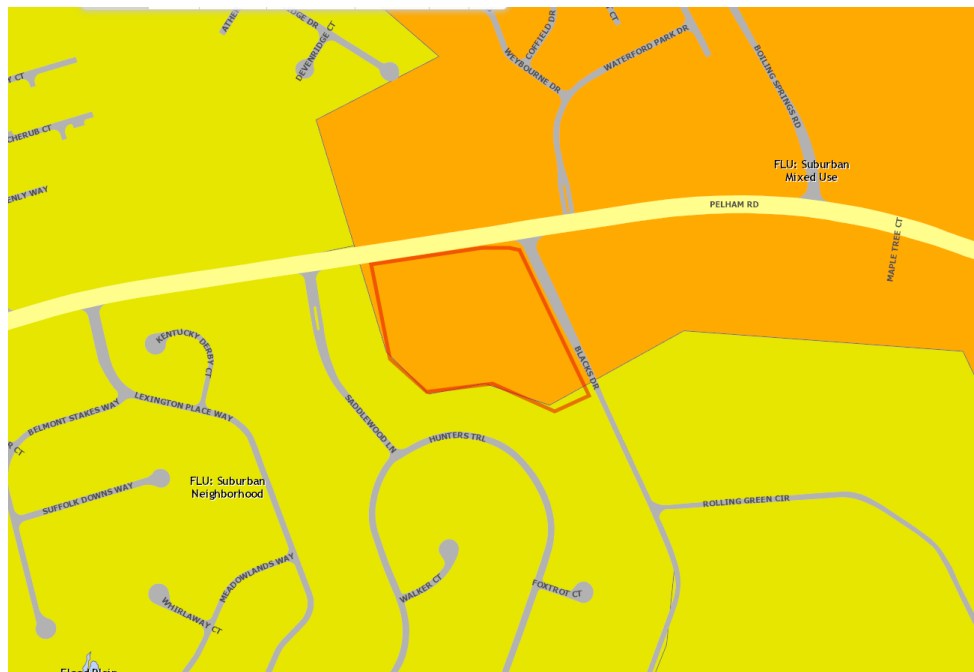


Zoning Map, Zoomed In





Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map